

**GENOA CHARTER TOWNSHIP
ZONING BOARD OF APPEALS
JUNE 18, 2019
6:30 P.M.
AGENDA**

Call to Order:

Pledge of Allegiance:

Introductions:

Approval of Agenda:

Call to the Public: *(Please Note: The Board will not begin any new business after 10:00 p.m.)*

1. 19-15 ... A request by Melissa Koryabina, 4784 Nature View Court, for a side and front yard variance to construct an addition.
2. 19-19...A request by Edward Koss, 4930 Brighton Oaks Trail, for a fence height and an impervious percentage variance to allow an existing 6 foot in height and 100% impervious fence.
3. 19-22...A request by John and Wendy Myers, 6505 Forest Beach Drive, for a variance to construct a detached accessory structure in the front yard.
4. 19-23 ... A request by David Minton, 5297 Crooked Lake Road, for a side yard variance to construct a pole barn.
5. 19-24...A request by Brad and Kristin Hoyes, 5508 Wildwood Drive, for a height variance to demolish and replace the second story on an existing home.

Administrative Business:

1. Approval of minutes for the May 21, 2019 Zoning Board of Appeals meeting.
2. Correspondence
3. Township Board Representative Report
4. Planning Commission Representative Report
5. Zoning Official Report
6. Member Discussion
7. Adjournment

Item #1:

Applicant has requested to be postponed until the July 16, 2019 ZBA meeting.



GENOA CHARTER TOWNSHIP VARIANCE APPLICATION
 2911 DORR ROAD | BRIGHTON, MICHIGAN 48116
 (810) 227-5225 | FAX (810) 227-3420

Case # 19-19 Meeting Date: May 21, 2019
@ 6:30pm

PAID Variance Application Fee
~~-\$125.00 for Residential | \$300.00 for Commercial/Industrial~~
\$215.00

Applicant/Owner: EDWARD KOSS Email: edkoss2000@yahoo.com

Property Address: 4930 BRIGHTON OAKS TRL Phone: 248-709-6602

Present Zoning: RESIDENTIAL Tax Code: 4711-26-300-051

ARTICLE 23 of the Genoa Township Zoning Ordinance describes the Variance procedure and the duties of the Zoning Board of Appeals (see attached).

Each application for Variance is considered individually by the ZBA. The ZBA is board of limited power; it cannot change the Zoning Ordinance or grant relief when it is possible to comply with the Zoning Ordinance. It may provide relief where due to unique aspects of the property with strict application of the zoning ordinance to the land results in practical difficulties or unnecessary hardship.

The applicant is responsible for presenting the information necessary to support the relief requested. While much of the necessary information is gathered through the completed applicant, other information may be gathered by on-site visits, other sources, and during the ZBA meeting. ZBA members may visit the site without prior notification to property owners.

Failure to meet the submittal requirements and properly stake the property showing all proposed improvements may result in postponement or denial of this petition.

Please explain the proposed variance below:

1. Variance requested: PRIVACY FENCE FOR DOGS

2. Intended property modifications: 6' PRIVACY FENCE INSTALLED
IN OCTOBER.

The following is per Article 23.05.03:

Criteria Applicable to Dimensional Variances. No variance in the provisions or requirements of the Ordinance shall be authorized by the Board of Appeals unless it is found from the evidence that all of the following conditions exist:

Under each please indicate how the proposed project meets each criteria.

Practical Difficulty/Substantial Justice. Compliance with the strict letter of the restrictions governing area, setbacks, frontage, height, bulk, density, or other dimensional provisions would unreasonably prevent the use of the property. Granting of a requested variance or appeal would do substantial justice to the applicant as well as to other property owners in the district and is necessary for the preservation and enjoyment of a substantial property right similar to that possessed by other properties in the same zoning district and vicinity of the subject parcel.

NO NEIGHBORS. FENCE IS 15 foot below BRINGTON RD.
SEE PICTURES. HAVE 2 FRONT YARDS.
4184 BAVER RD HAS FENCE ALONG BAVER RD. RIGHT AT THE STREET. (SEE PICS)

Extraordinary Circumstances. There are exceptional or extraordinary circumstances or conditions applicable to the property or the intended use which are different than other properties in the same zoning district or the variance would make the property consistent with the majority of other properties in the vicinity. The need for the variance was not self-created by the applicant.

Public Safety and Welfare. The granting of the variance will not impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion in public streets, or increase the danger of fire or endanger the public safety, comfort, morals or welfare of the inhabitants of the Township of Genoa.

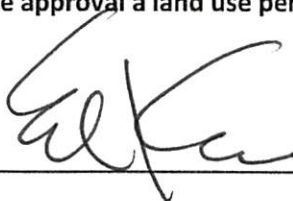
IMPACTS NO ONE.

Impact on Surrounding Neighborhood. The variance will not interfere with or discourage the appropriate development, continued use, or value of adjacent properties and the surrounding neighborhood.

NONE

Any Variance not acted upon within 12 months from the date of approval is invalid and must receive a renewal from the Zoning Board of Appeals (ZBA).

After the decision is made regarding your Variance approval a land use permit will be required with additional site plan and construction plans.

Date: 2/19/19 Signature: 



MEMORANDUM

TO: Genoa Township Zoning Board of Appeals
FROM: Amy Ruthig, Zoning Official
DATE: June 11, 2019
RE: ZBA 19-19

2911 Dorr Road
Brighton, MI 48116
810.227.5225
810.227.3420 fax
genoa.org

STAFF REPORT

File Number: ZBA#19-19
Site Address: 4930 Brighton Oaks Trail Brighton 48116
Parcel Number: 4711-26-300-051
Parcel Size: 2.0 Acres
Applicant: Edward Koss, 4920 Brighton Oaks Trail Brighton
Property Owner: Koss, Edward and Lindsay, 4930 Brighton Oaks Trail Brighton

Information Submitted: Application, site plan, conceptual drawings

Request: Dimensional Variance

Project Description: Applicant is requesting a variance for a fence height variance and an impervious percentage variance to allow an existing non-conforming 6 foot fence to remain.

Zoning and Existing Use: LDR (Low Density Residential), the property is occupied by a single family residence.

Other:

Public hearing was published in the Livingston County Press and Argus on Sunday June 2, 2019 and 300 foot mailings were sent to any real property within 300 feet of the property in accordance with the Michigan Zoning Enabling Act.

Background

The following is a brief summary of the background information we have on file:

- Per assessing records, the single family home was constructed in 2018.
- The property is serviced by a private well and septic.
- See Record Card.

SUPERVISOR

Bill Rogers

CLERK

Paulette A. Skolarus

TREASURER

Robin L. Hunt

TRUSTEES

Jean W. Ledford

H. James Mortensen

Terry Croft

Diana Lowe

MANAGER

Michael C. Archinal

A 6 foot fence was installed on the property in 2018 without Township Approval. The fence exceeds a maximum height of 3 feet allowed in the front yard and the required 49% impervious for a front yard fence. The section of the fence in need of the variance is depicted on the site plan in yellow.

Variance Requests

The following is the section of the Zoning Ordinance that the variances are being requested from:

11.04.04 Fences, Walls and Screens

(a) Unless specifically authorized elsewhere in this Ordinance, fences, walls or screens located within the front yard in any residential zoning district shall not exceed three (3) feet in height, or be in excess of forty nine (49) percent (%) solid or impervious.

Required Height:	3 Feet	Required Impervious Percentage:	49%
Existing Height:	6 Feet	Existing Percentage:	100%
Proposed Variance Amount:	3 Feet	Proposed Variance Amount:	51%

Summary of Findings of Fact- After reviewing the application and materials provided, I offer the possible findings of fact for your consideration:

Please note that in order for a variance to be approved it has to meet all of the standards in 23.05.03.

The following are findings based upon the presented materials.

- (a) Practical Difficulty/Substantial Justice** –Strict compliance with the Zoning Ordinance in regards to the fence ordinance would prevent the applicant from keeping the 6 foot, 100% impervious fence that was erected on the property but would not unreasonably prevent use of the property and is not necessary for the preservation of the property. A 6 foot, 100% impervious fence in the front yard is not a property right possessed by other properties in the zoning district or vicinity.
- (b) Extraordinary Circumstances** – The exceptional or extraordinary condition of the property is Brighton Road by definition is considered the front yard of the parcel however per the Zoning Administrator at time of the split approval, considered the shared driveway a front yard also for setback purposes making the property a through lot. On a typical lot, a 6 foot fence in allowed on the side and 10 feet past the rear of the home only. Granting of the variance will not make the property more consistent with surrounding properties. The need for the variance is self-created.
- (c) Public Safety and Welfare** – The granting of this variance will not impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion in public streets, or increase the danger of fire or endanger the public safety, comfort, morals or welfare of the inhabitants of the Township of Genoa.
- (d) Impact on Surrounding Neighborhood** – The proposed variance would have no impact on the appropriate development, continued use, or value of adjacent properties and the surrounding neighborhood.

Recommended Conditions

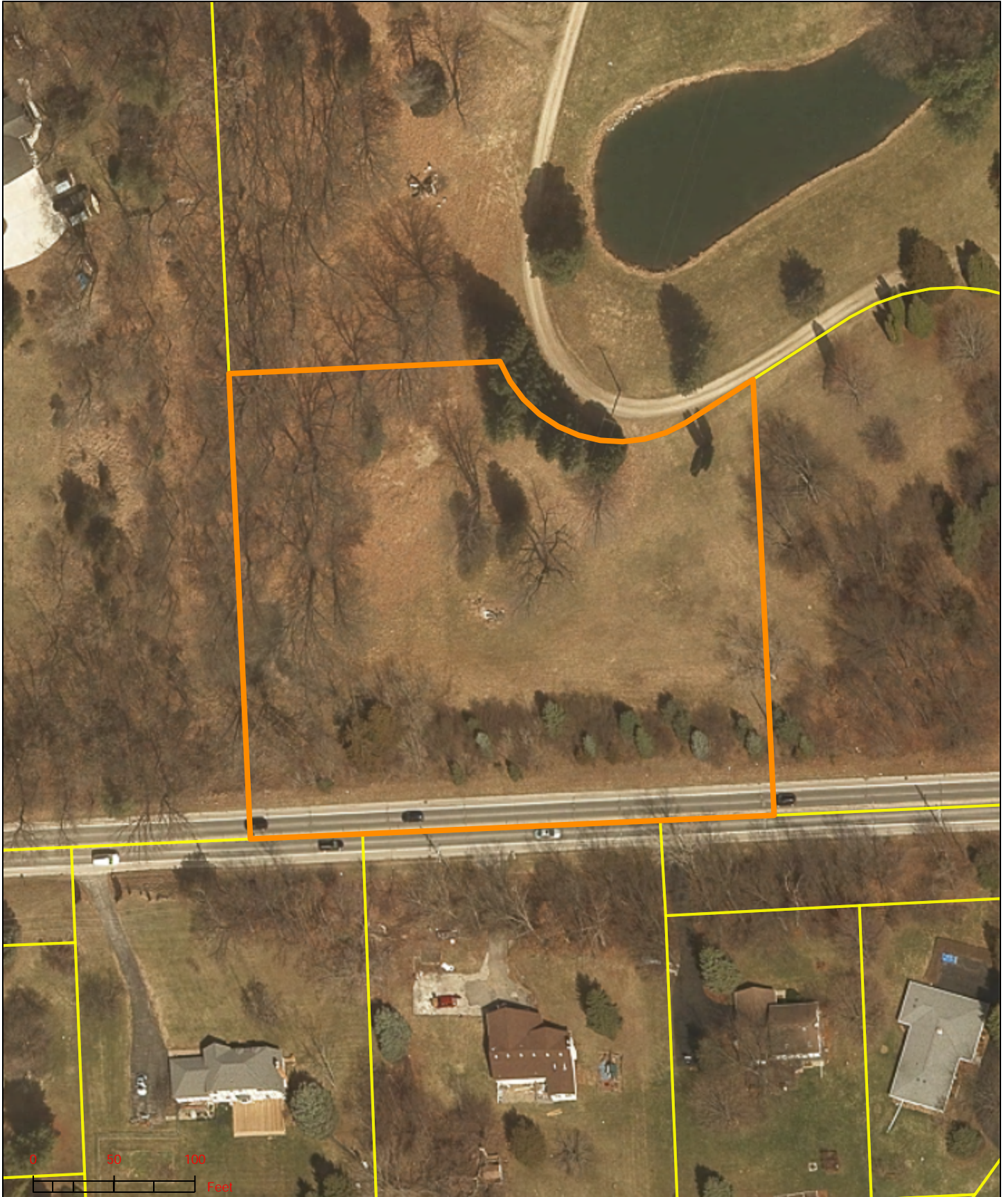
If the Zoning Board of Appeals grants the variance request staff recommends the following conditions be placed on the approval:

1. Applicant must apply for a land use permit.

If the variance request is denied, staff recommends the following conditions:

1. The existing fence must be removed or brought into compliance within 90 days of Zoning Board of Appeals decision.
2. The applicant must apply for a land use permit for any section of the fence, if it should remain.

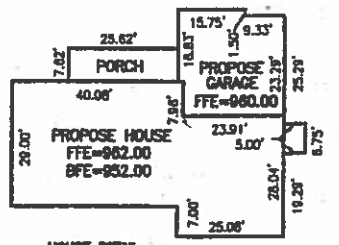
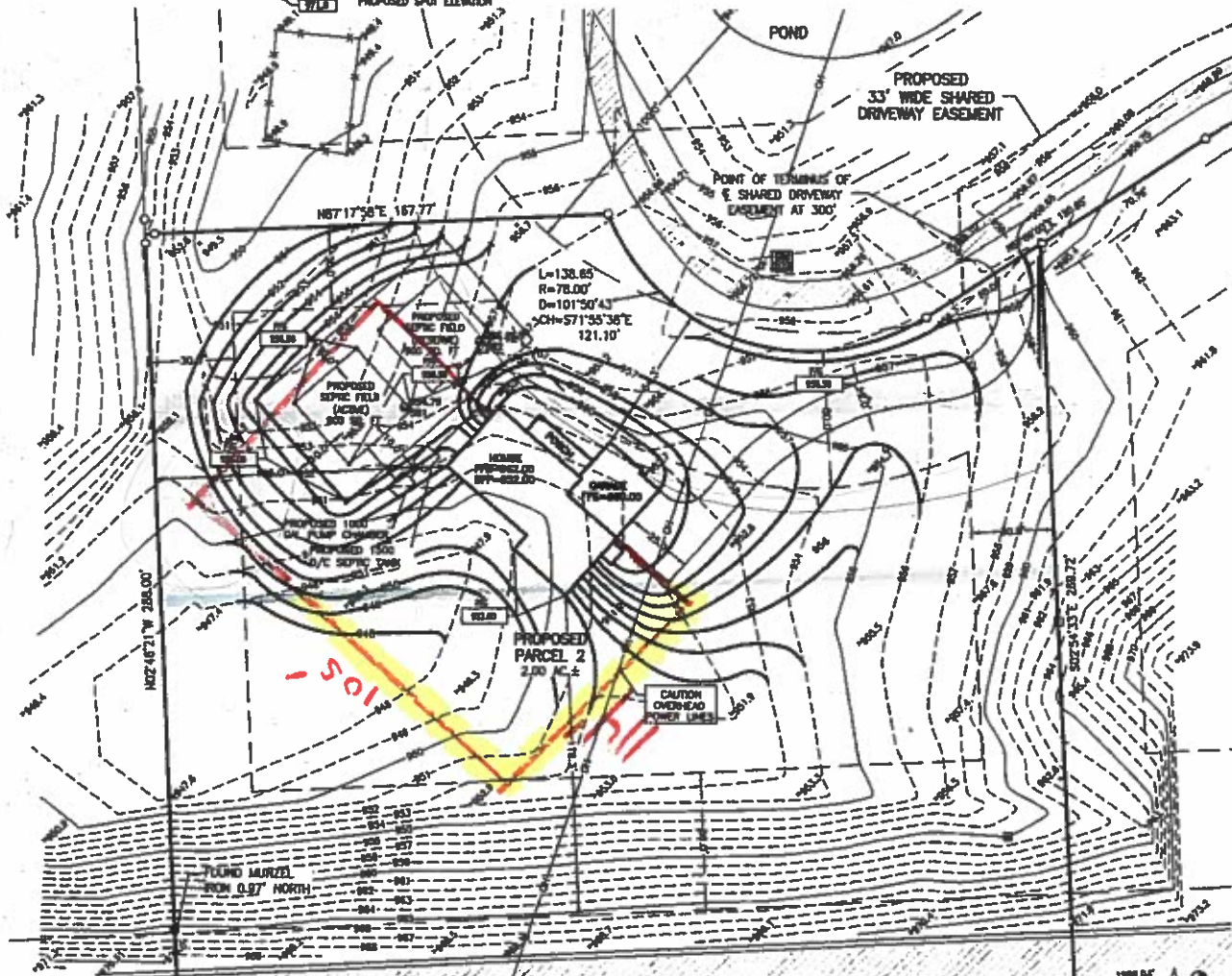
GENOA TOWNSHIP



PLOT PLAN

LEGEND

- PROPOSED CONTOUR
- EXISTING CONTOUR
- EXISTING SPOT ELEVATION
- POWER POLE
- SOIL BORING
- IRON SET
- SECTION CORNER
- OVERHEAD WIRES
- FENCE
- PROPOSED SPOT ELEVATION



CURRENT ZONING: LDR (LOW DENSITY RESIDENTIAL)
MINIMUM SETBACK REQUIREMENTS:
 FRONT = 80 FEET
 SIDES = 30 FEET
 REAR = 80 FEET
 MINIMUM FEARSIDE SETBACK: 25 FEET FROM ALL NEED REGULATED WETLANDS, PONDS AND STREAMS.
 SHORELINE OR CROWNED HIGH WATER MARK FOR SITES LACKING PUBLIC SANDARY CENTER = 100 FEET.
 MINIMUM LOT WIDTH = 120 FEET
 MINIMUM LOT AREA = 1 ACRE

GENERAL SURVEY NOTES:

- BOUNDARIES ARE BASED ON REGIONAL STATE PLANE COORDINATE SYSTEM (SOUTH ZONE). RECORD BOUNDARIES ARE FROM PREVIOUS SURVEYS BY BOSS ENGINEERING, JOB NO. 87421-4 AND 87421-5, BOTH DATED 12-18-87.
- SUBSURFACE UTILITIES NOT LOCATED FOR THIS SURVEY BUT EXIST. IT IS THE RESPONSIBILITY OF THE OWNER OF THE RESPECTIVE UTILITY TO ACCURATELY LOCATE SUCH UTILITIES.
- EXISTENCES OR RESTRICTIONS OF RECORD NOT DEPICTED ON THIS DRAWING MAY EXIST.
- ELEVATIONS WERE CORRELATED WITH CFS LEVINGH OPA-85 BULLOCK, DATED 04-04-11. (UNLESS NOTED)

SEE REVISIONS (UNLESS NOTED):
 -M (302) = BOSS PNL/DIG SET 1/2 OF P.P. 1/2 OF ASPHALT DRIVE NORTH OF PARCEL 2. ELEV. = 958.42

PROPERTY DESCRIPTION:

PARCEL 2:
 Part of the West 1/2 of the Southwest 1/4 of Section 25, T2N-R5E, Range Township, Livingston County, Michigan, more particularly described as follows: Commencing at the South 1/4 corner of Section 25; thence along the centerline of Brighton Road (20 feet wide Right of Way) and the South line of Section 25, S 87°14'42" W (measured on S 87°18'20" W), 1996.04 feet, to the POINT OF BEGINNING of the Parcel to be described; thence continuing along the centerline of Brighton Road and the South line of Section 25, S 87°14'42" W (measured on W 80°17'20" W), 364.30 feet; thence S 82°42'21" W (measured on W 22°28'20" E), 258.00 feet; thence S 87°17'07" E, 117.37 feet; thence (curved) along an arc left, having a length of 128.85 feet, a radius of 78.00 feet, a central angle of 101°20'43", and a long chord which bears S 71°25'30" E, 121.10 feet; thence N 57°00'00" E, 48.30 feet; thence S 02°54'33" E, 288.32 feet, to the POINT OF BEGINNING, containing 2.00 acres, more or less, and subject to the rights of the public over the existing Brighton Road. Also including the use of existing Brighton Data Trail (20 feet wide Private Road Easement). Also including the use of a 33 foot wide shared driveway easement, as depicted below. Also subject to any other easements or restrictions of record.

SW COR. SEC. 28 T2N-R5E (1-11)

331.04'

324.30'

S 57°16'42" W (M) N 89°15'25" W (R) 2851.88'

66' WIDE R/W

BRIGHTON ROAD (66' WIDE R/W) AND SOUTH LINE SECTION 26

S 1/4 COR. SEC. 28 T2N-R5E (1-11)

BOSS Engineering
 Engineers Surveyors Planners Landscape Architects
 3121 E. GRAND RIVER AVE.
 HOWELL, MI 48843
 800.246.6735 FAX 517.548.1070

PARCEL 2
KOSS
 4920 BRIGHTON OAKS TRAIL
 BRIGHTON, MI 48116
 (248) 708-6602

PROJECT	TITLE
PREPARED FOR	
DATE	
SECTION	
NO.	

DESIGNED BY: [Signature]

DRAWN BY: [Signature]

CHECKED BY: [Signature]

SCALE: 1" = 30'

JOB NO. 17-483

DATE 04-06-18

SHEET NO. 1 OF 1

THE LOCATION AND EXTENT OF EXISTING UTILITIES SHOWN ON THIS PLAN ARE NOT GUARANTEED. AN OWNER IS ADVISED THAT THE LOCATION OF UTILITIES IS SUBJECT TO CHANGE WITHOUT NOTICE. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND EXTENT OF UTILITIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

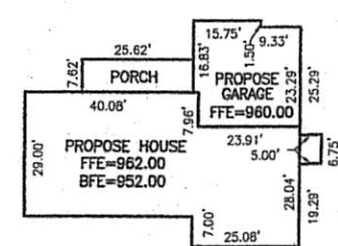
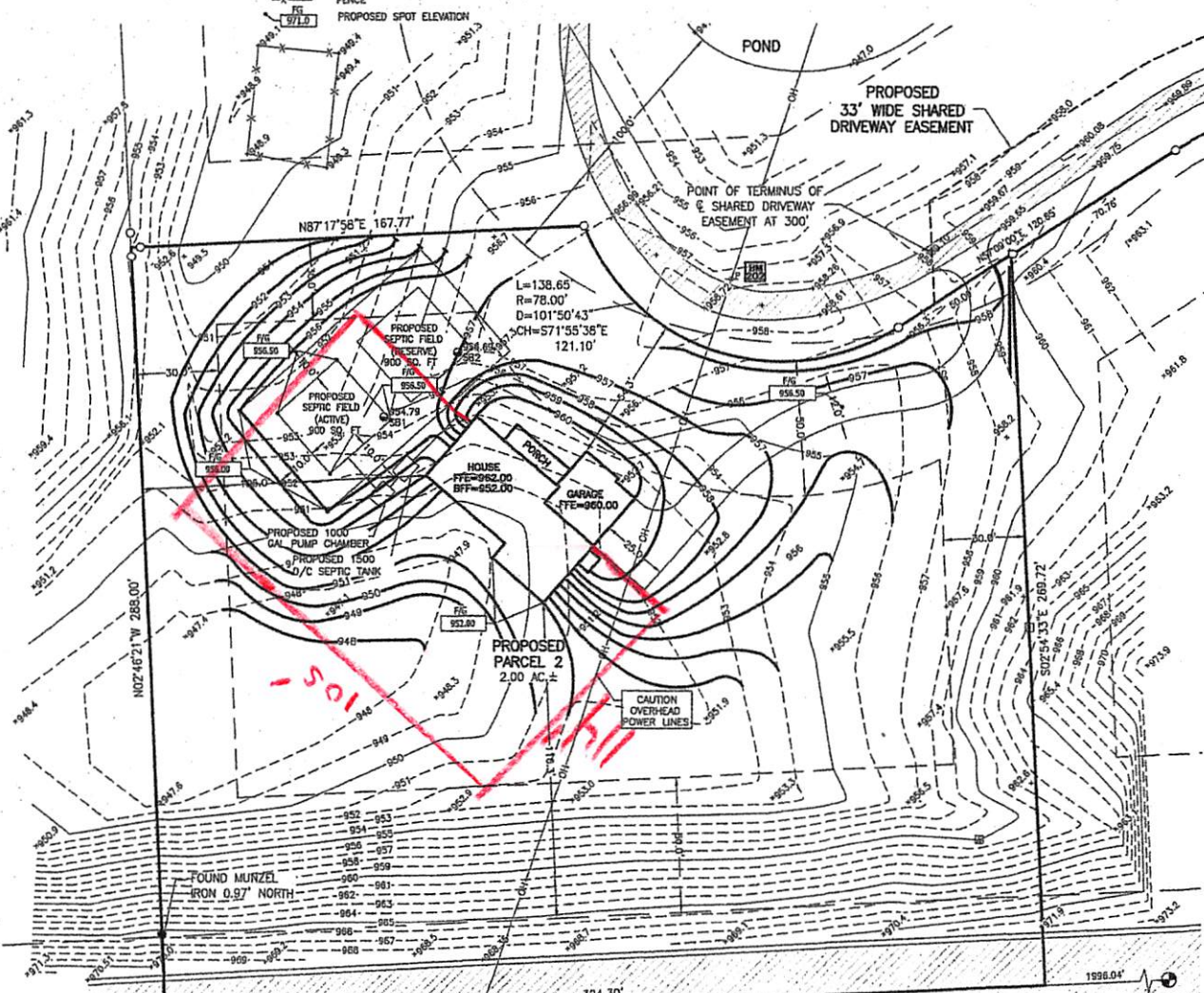
BOSS ENGINEERING
 38211

PLOT PLAN

LEGEND

- 900 PROPOSED CONTOUR
- - - 900 EXISTING CONTOUR
- EXISTING SPOT ELEVATION
- POWER POLE
- SOIL BORING
- IRON SET
- SECTION CORNER
- OH OVERHEAD WIRES
- FENCE
- X PROPOSED SPOT ELEVATION

SCALE: 1 INCH = 30 FEET



CURRENT ZONING: LDR (LOW DENSITY RESIDENTIAL)
MINIMUM SETBACK REQUIREMENTS:
 FRONT = 50 FEET
 SIDES = 30 FEET
 REAR = 60 FEET
 NATURAL FEATURES SETBACK: 25 FEET FROM ALL ADJACENT REGULATED WETLANDS, PONDS AND STREAMS.
 SHORELINE OR ORDINARY HIGH WATER MARK FOR SITES LACKING PUBLIC SANITARY SEWER = 100 FEET.
 MINIMUM LOT WIDTH = 150 FEET
 MINIMUM LOT AREA = 1 ACRE

GENERAL SURVEY NOTES:

- BEARINGS ARE TAKEN ON MICHIGAN STATE PLANE COORDINATE SYSTEM (SOUTH ZONE). RECORD BEARINGS ARE FROM PREVIOUS SURVEYS BY BOSS ENGINEERING, JOB NO. 87421-A AND 87421-B, BOTH DATED 12-15-87.
- SUBSURFACE UTILITIES NOT LOCATED FOR THIS SURVEY MAY EXIST. IT IS THE RESPONSIBILITY OF THE OWNER OF THE RESPECTIVE UTILITY TO ACCURATELY LOCATE SUCH UTILITIES.
- EASEMENTS OR RESTRICTIONS OF RECORD NOT DEPICTED ON THIS DRAWING MAY EXIST.
- ELEVATIONS WERE ESTABLISHED WITH GPS USING GRS83 SOLUTION, DATED 04-04-18. (NAVD83 DATUM)

SITE BENCHMARKS (NAVD83 DATUM):
 - BM #202 = BOSS NAIL/DIN SET S/S OF P.O.P. N/5 OF ASPHALT DRIVE NORTH OF PARCEL 2. ELEV. = 958.42

PROPERTY DESCRIPTION:

PARCEL 2:
 Part of the West 1/2 of the Southwest 1/4 of Section 26, T2N-R5E, Genoa Township, Livingston County, Michigan, more particularly described as follows: Commencing at the South 1/4 corner of Section 26; thence along the centerline of Brighton Road (66 foot wide Right of Way) and the South line of Section 26, S 87°16'42" W (recorded as N 87°15'25" W), 1998.04 feet, to the POINT OF BEGINNING of the Parcel to be described; thence continuing along the centerline of Brighton Road and the South line of Section 26, S 87°16'42" W (recorded as W 87°16'25" W), 324.30 feet; thence N 02°46'21" W (recorded as N 22°35'32" E), 285.00 feet; thence N 87°17'59" E, 167.77 feet; thence Eastward along an arc left, having a length of 138.65 feet, a radius of 78.00 feet, a central angle of 101°50'43", and a long chord which bears S 71°55'38" E, 121.10 feet; thence N 57°02'00" E, 49.35 feet; thence S 02°54'33" E, 268.72 feet, to the POINT OF BEGINNING, containing 2.00 acres, more or less, and subject to the rights of the public over the existing Brighton Road. Also including the use of existing Brighton Oaks Trail (66 foot wide Private Road Easement). Also including the use of a 33 foot wide shared driveway easement, as described below. Also subject to any other easements or restrictions of record.

331.54' SW COR. SEC. 26 T2N-R5E (I-11)

324.30' S 1/4 COR. SEC. 26 T2N-R5E (J-11)

SB7°16'42"W (M) NB9°18'25"W (R) 2651.88'

BRIGHTON ROAD (66' WIDE R/W) AND SOUTH LINE SECTION 26

BOSS Engineering
 Engineers Surveyors Planners Landscape Architects
 3121 E. GRAND RIVER AVE.
 HOWELL, MI. 48843
 800.246.6735 FAX: 517.548.1670

PROJECT	PARCEL 2
PREPARED FOR	KOSS 4920 BRIGHTON OAKS TRAIL BRIGHTON, MI 48116 (248) 709-6602
TITLE	PLOT PLAN
DATE	
REVISION PER	
NO. BY	

DESIGNED BY: KJ
 DRAWN BY: KJ
 CHECKED BY:
 SCALE: 1" = 30'
 JOB NO. 17-483
 DATE 04-06-18
 SHEET NO. 1 OF 1

THE LOCATION AND DEPTH OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE DRAWINGS ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT LOCATION AND DEPTH OF EXISTING UTILITIES AND PROPOSED UTILITY CROSSINGS IN THE FIELD PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE DESIGNER IF ANY UTILITIES ARE APPARENT OR IF THE LOCATION OR DEPTH DIFFERS SIGNIFICANTLY FROM THE PLAN.

BEFORE YOU DIG CALL MISS DIG
 1-800-485-7171

STATE OF MICHIGAN
 BRENT W. LUVANWAY
 LICENSED PROFESSIONAL ENGINEER
 NO. 38211



Merchants Metals[®]

the first name in fence solutions

Ed Koss

~~opt 1 - Galveston Textured
Natural Clay~~

~~opt 2 - Chesterfield
White~~

105'

34'

10' 00"

114'

4' gate

walk
box

HOUSE

6'

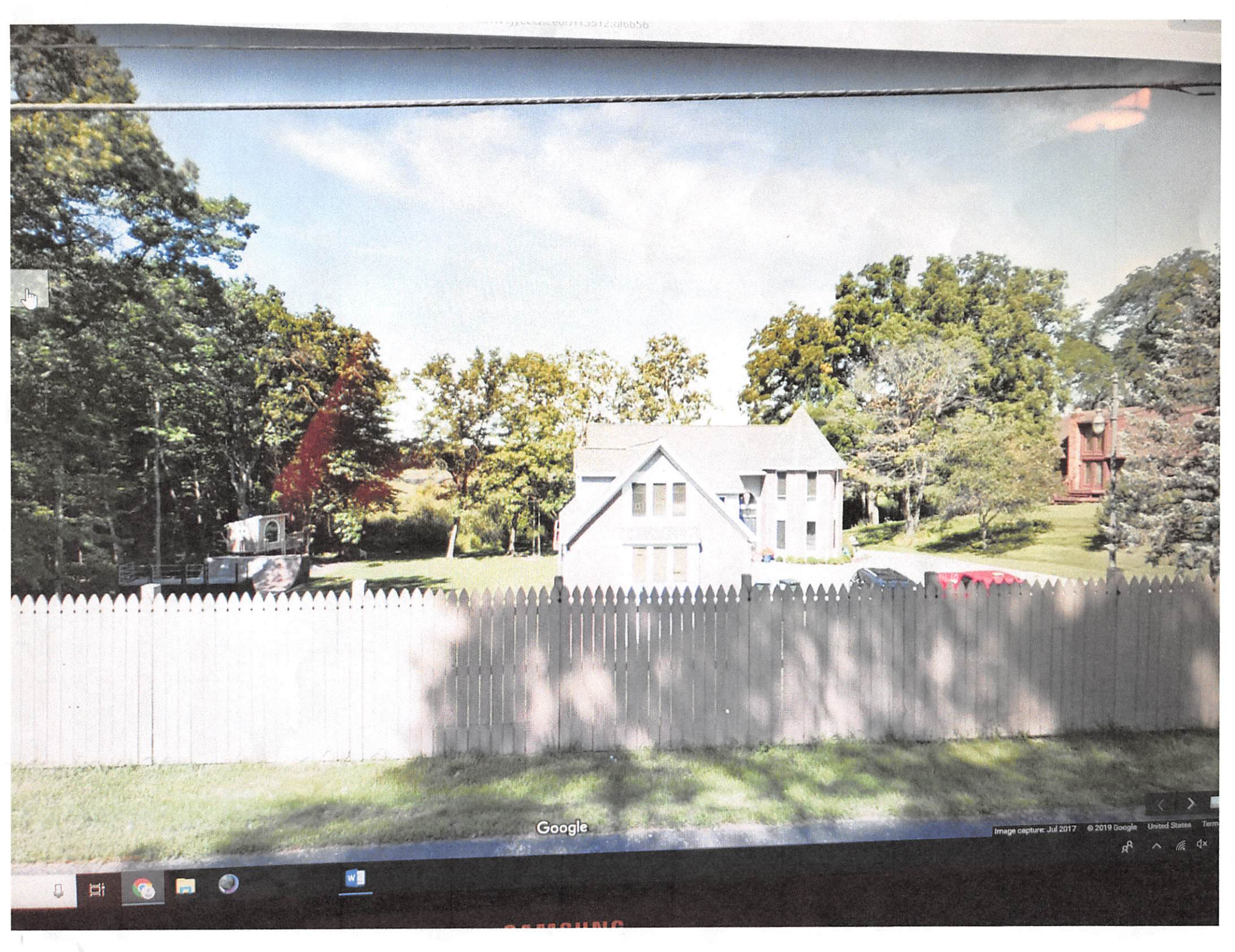
10' 00"

35'

30'

866.888.5611

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Realtor.com

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: 401 RESIDENTIAL-IM		Zoning: LDR		Building Permit(s)		Date	Number	Status		
4930 BRIGHTON OAKS TRL		School: BRIGHTON		Basement Finish		08/13/2018		PW18-122				
Owner's Name/Address		P.R.E. 0%		HOME		05/01/2018		P18-059		NO START		
KOSS EDWARD & LINDSAY 4920 BRIGHTON OAKS TRL BRIGHTON MI 48116		MAP #: V19-19		2020 Est TCV Tentative								
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 4501.BRIGHTON M & B							
SEC 26 T2N R5EC COMM AT S1/4 COR TH S87*16'42"W 1996.04 FT TO POB TH S87*16'42"W 324.30 FT TH N02*46'21"W 288 FT TH N87*17'58"E 167.77 FT TH E'LY ALONG ARC LEFT CHORD BEARING S71*55'38"E 121.10 FT TH N57*09'00"E 49.35 FT TH S02*54'33"E 269.72 FT TO POB CONT 2 AC M/L PARCEL 2 SPLIT/COMBINED ON 02/22/2018 FROM 4711-26-300-042;		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		TABLE A			2.000	Acres	30,000	100		60,000
		Paved Road		2.00 Total Acres Total Est. Land Value = 60,000								
		Storm Sewer										
		Sidewalk										
		Water										
		Sewer										
		Electric										
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
Comments/Influences		Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
Split/Comb. on 02/22/2018 completed 02/22/2018 Duffy ; Parent Parcel(s): 4711-26-300-042; Child Parcel(s): 4711-26-300-050, 4711-26-300-051, 4711-26-300-052;		Level		2020	Tentative	Tentative	Tentative			Tentative		
		Rolling		2019	30,000	189,200	219,200			198,830C		
		Low		2018	27,500	0	27,500			9,405C		
		High		2017	0	0	0			0		
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Genoa, County of Livingston, Michigan		Who	When	What								
		JB	09/27/2018	INSPECTED								

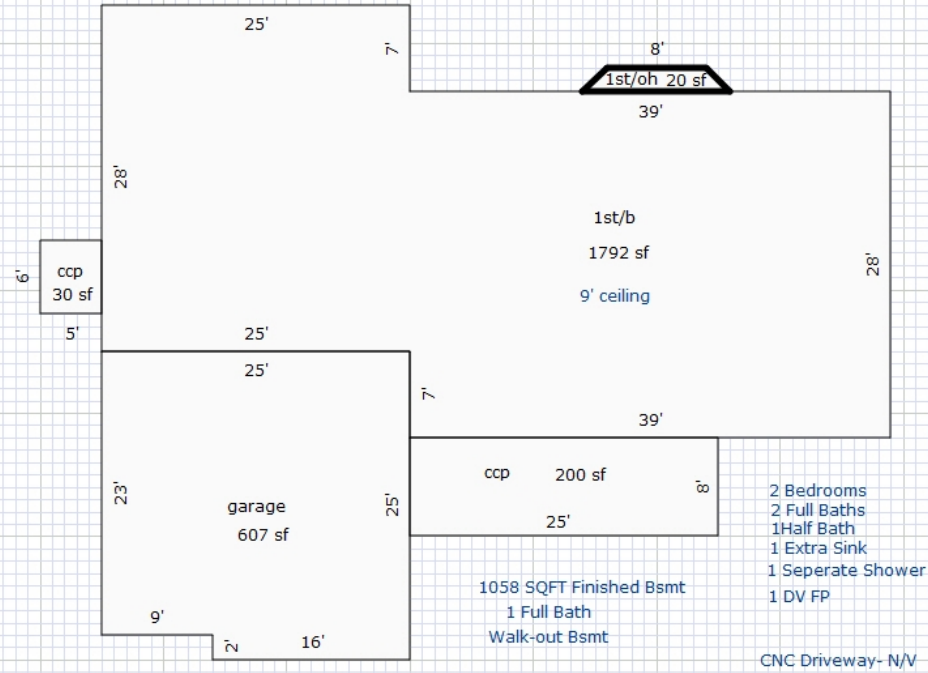


*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks			(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove 1 Direct-Vented Gas	Area 200 30	Type CCP (1 Story) CCP (1 Story)	Year Built: Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 607 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	X	Drywall Paneled			Plaster Wood T&G	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace X Forced Heat & Cool Heat Pump No Heating/Cooling								
Building Style: BC		Trim & Decoration					Central Air Wood Furnace								
Yr Built 2018	Remodeled 0	Ex	X Ord	Min				(12) Electric							
Condition: Good		Size of Closets					0 Amps Service								
Room List		(5) Floors					No./Qual. of Fixtures								
	Basement 1st Floor 2nd Floor 2 Bedrooms	Kitchen: Other: Other:					Ex. X Ord. Min								
(1) Exterior		(6) Ceilings					No. of Elec. Outlets								
	Wood/Shingle Aluminum/Vinyl Brick X Vinyl X Insulation						Many X Ave. Few								
(2) Windows		(7) Excavation					(13) Plumbing								
X	Many Avg. Few	X	Large Avg. Small	Basement: 1792 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s) 3 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet 1 Extra Sink 1 Separate Shower		Cost Est. for Res. Bldg: 1 Single Family BC (11) Heating System: Forced Heat & Cool Ground Area = 1792 SF Floor Area = 1812 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=100/100/100/100/100						
(3) Roof		(8) Basement					(14) Water/Sewer								
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor					Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic		Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding/Brick Basement 1,792 1 Story Siding Overhang 20 Total: 290,441 290,441						
X	Gable Hip Flat		Gambrel Mansard Shed	(9) Basement Finish			Lump Sum Items:		Other Additions/Adjustments Basement, Outside Entrance, Below Grade Plumbing 3 Fixture Bath 2 11,144 11,144 2 Fixture Bath 1 3,733 3,733 Extra Sink 1 1,148 1,148 Separate Shower 1 2,257 2,257 Water/Sewer 1000 Gal Septic 1 4,597 4,597 Water Well, 200 Feet 1 9,556 9,556 Porches CCP (1 Story) 200 5,560 5,560 CCP (1 Story) 30 1,012 1,012 Garages Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 607 27,163 27,163 Common Wall: 1 Wall 1 -2,542 -2,542 Fireplaces Direct-Vented Gas 1 3,587 3,587 Basement Living Area 1058 46,235 46,235 Totals: 406,822 406,822						
X	Asphalt Shingle	Recreation SF Living SF 1 Walkout Doors No Floor SF							Fireplaces Direct-Vented Gas 1 3,587 3,587 Basement Living Area 1058 46,235 46,235 Totals: 406,822 406,822						
Chimney:															

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***



Sketch by Apex Eketech

*** Information herein deemed reliable but not guaranteed***



GENOA CHARTER TOWNSHIP VARIANCE APPLICATION
2911 DORR ROAD | BRIGHTON, MICHIGAN 48116
(810) 227-5225 | FAX (810) 227-3420

Case # 19-22 Meeting Date: May 21, 2019
@ 6:30pm



PAID Variance Application Fee

\$215.00 for Residential | \$300.00 for Sign Variance | \$395.00 for Commercial/Industrial

Applicant/Owner: John & Wendy Myers _____ Email: JMYERS12@COMCAST.NET _____

Property Address: 6505 Forrest Beach Dr _____ Phone: 810-599-7112 _____

Present Zoning: LDR _____ Tax Code: 11-26-301-019 _____

ARTICLE 23 of the Genoa Township Zoning Ordinance describes the Variance procedure and the duties of the Zoning Board of Appeals.

Each application for Variance is considered individually by the ZBA. The ZBA is a board of limited power; it cannot change the Zoning Ordinance or grant relief when it is possible to comply with the Zoning Ordinance. It may provide relief where due to unique aspects of the property with strict application of the zoning ordinance to the land results in practical difficulties or unnecessary hardship.

The applicant is responsible for presenting the information necessary to support the relief requested. While much of the necessary information is gathered through the completed application, other information may be gathered by on-site visits, other sources, and during the ZBA meeting. ZBA members may visit the site without prior notification to property owners.

Failure to meet the submittal requirements and properly stake the property showing all proposed improvements may result in postponement or denial of this petition.

Please explain the proposed variance below:

1. Variance requested/intended property modifications: REQUESTING A VARIANCE FOR A SHED IN THE FRONT YARD OF THE PROPERTY

The following is per Article 23.05.03 of the Genoa Township Ordinance:

Criteria Applicable to Dimensional Variances. No variance in the provisions or requirements of the Ordinance shall be authorized by the Board of Appeals unless it is found from the evidence that all of the following conditions exist:

Under each please indicate how the proposed project meets each criteria.

Practical Difficulty/Substantial Justice. Compliance with the strict letter of the restrictions governing area, setbacks, frontage, height, bulk, density, or other dimensional provisions would unreasonably prevent the use of the property. Granting of a requested variance or appeal would do substantial justice to the applicant as well as to other property owners in the district and is necessary for the preservation and enjoyment of a substantial property right similar to that possessed by other properties in the same zoning district and vicinity of the subject parcel.

THE HOUSE IS ON BAETCKE LAKE BUT ZONED LDR CREATING A NEED FOR A VARIANCE TO PLACE THE SHED IN THE NECESSARY LOCATION.

Extraordinary Circumstances. There are exceptional or extraordinary circumstances or conditions applicable to the property or the intended use which are different than other properties in the same zoning district or the variance would make the property consistent with the majority of other properties in the vicinity. The need for the variance was not self-created by the applicant.

THE PLACEMENT OF THE SHED IN THE REAR YARD WOULD PROHIBATE THE PRACTICAL USE OF THE SHED AS WELL AS BLOCK NEIGHBORING VIEWS OF THE LAKE.

Public Safety and Welfare. The granting of the variance will not impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion in public streets, or increase the danger of fire or endanger the public safety, comfort, morals or welfare of the inhabitants of the Township of Genoa.

THE PLACEMENT OF THE SHED IN THE FRONT YARD WOULD HAVE THE LEAST IMPACT ON SURROUNDING NEIGHBORS AS WELL AS THE GENERAL PUBLIC.

Impact on Surrounding Neighborhood. The variance will not interfere with or discourage the appropriate development, continued use, or value of adjacent properties and the surrounding neighborhood.

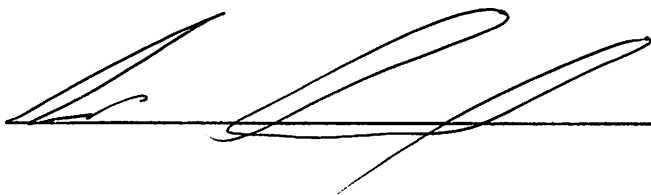
THE PLACEMENT OF THE SHED WILL NOT NEGATIVELY IMPACT THE SURROUNDING NEIGHBORS AND WILL FIT IN WITH EXISTING DETACHED BUILDING IN THE NEIGHBORHOOD.

Any Variance not acted upon within 12 months from the date of approval is invalid and must receive a renewal from the Zoning Board of Appeals (ZBA).

After the decision is made regarding your Variance approval a land use permit will be required with additional site plan and construction plans.

Date: 4-25-2019

Signature:





MEMORANDUM (REVISED)

TO: Genoa Township Zoning Board of Appeals
FROM: Amy Ruthig, Zoning Official
DATE: June 11, 2019
RE: ZBA 19-22

2911 Dorr Road
Brighton, MI 48116
810.227.5225
810.227.3420 fax
genoa.org

STAFF REPORT

File Number: ZBA#19-22
Site Address: 6505 Forest Beach Drive Brighton, 48116
Parcel Number: 4711-26-301-019
Parcel Size: .60 acre
Applicant: John and Wendy Myers, 6505 Forest Beach Drive, Brighton 48116
Property Owner: Same as applicant
Information Submitted: Application, site plan, conceptual drawings
Request: Dimensional Variance
Project Description: Applicant is requesting a variance to construct a 12 x 16 detached accessory structure in the front yard.
Zoning and Existing Use: LDR (Low Density Residential), a single family home is located on the lot.
Other: Public hearing was published in the Livingston County Press and Argus on Sunday, May 5, 2019 and 300 foot mailings were sent to any real property within 300 feet of the property in accordance with the Michigan Zoning Enabling Act.

Background

The following is a brief summary of the background information we have on file:

- In 2017, the property was approved for two side yard variances to construct a new home. (See attached minutes)
- In 2017, a land use permit was issued for the construction of a new home.
- The property is serviced by a private well and septic.
- See Record Card.

SUPERVISOR

Bill Rogers

CLERK

Paulette A. Skolarus

TREASURER

Robin L. Hunt

TRUSTEES

Jean W. Ledford

H. James Mortensen

Terry Croft

Diana Lowe

MANAGER

Michael C. Archinal

The applicant is requesting to construct a 12 x 16 detached accessory structure in the front yard. **(Applicant has submitted corrected elevations, revised site plan and has stated that the property is staked)**

Variance Requests

The following is the section of the Zoning Ordinance that the variances are being requested from:

Sec. 11.04.01 (C) Restrictions in front yard

(c) Restrictions in Front Yard: Detached accessory buildings shall not be erected in any front yard, except accessory buildings are permitted in the front yards as follows:

(1) Waterfront lots in the Lakeshore Resort Residential District.

(2) Lots of at least five (5) acres when the front setback is equal to or greater than the average setback of established buildings on adjoining lots, as determined by the Zoning Administrator. If the adjacent lots are undeveloped, then front yard accessory buildings are permitted with a minimum front yard setback of two hundred (200) feet.

Summary of Findings of Fact- After reviewing the application and materials provided, I offer the possible findings of fact for your consideration:

Please note that in order for a variance to be approved it has to meet all of the standards in 23.05.03.

The following are findings based upon the presented materials:

- (a) Practical Difficulty/Substantial Justice** – Compliance with the strict letter of the ordinance would prevent the applicant from constructing a detached accessory structure and could unreasonably prevent the use of the property. There are multiple detached accessory structures in the front yard located in the immediate area and granting the variance would provide substantial justice and is necessary to for the preservation and enjoyment of a substantial property right similar to that possessed by other properties in the same zoning district and vicinity of the property.
- (b) Extraordinary Circumstances** – The exceptional or extraordinary condition of the property is the characteristics of the property to the zoning unlike the majority of waterfront properties in the Township which are zoned Lakeshore Resort Residential and allowed to build detached accessory structures in the front yard, this property is zoned Low Density Residential which does not allow structures in the front yard. This lot has no rear yard to build a detached accessory structure. The variance would make the lot consistent with other properties in the vicinity. The need for the variance is not self-created and is the least amount necessary.
- (c) Public Safety and Welfare** – The granting of this variance will not impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion in public streets, or increase the danger of fire or endanger the public safety, comfort, morals or welfare of the inhabitants of the Township of Genoa.
- (d) Impact on Surrounding Neighborhood** – The proposed variance would have no impact on the appropriate development, continued use, or value of adjacent properties and the surrounding neighborhood.

Recommended Conditions If the Zoning Board of Appeals grants the variance request staff recommends the following conditions be placed on the approval.

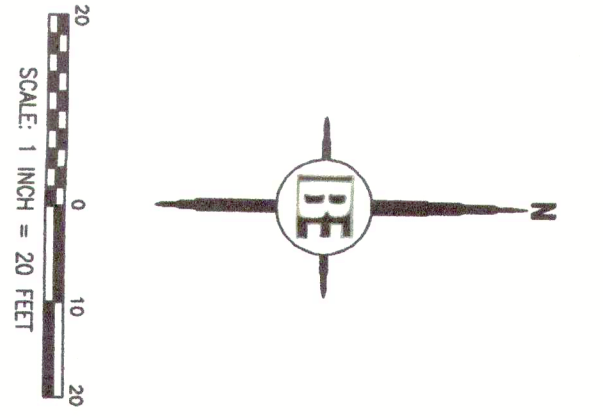
N/A

GENOA TOWNSHIP



PLOT PLAN

PROPERTY DESCRIPTION:
 LOT 19 OF "SUPERVISOR'S PLAT OF FOREST BEACH" AS RECORDED IN LIBER 3 OF PLATS, PAGE 22, LAMINGTON COUNTY RECORDS, BEING PART OF THE WEST 1/2 OF SECTION 26, T2N-18E, GENOA TOWNSHIP, LAMINGTON COUNTY, MICHIGAN.



- LEGEND**
- 900 — PROPOSED CONTOUR
 - 900 — EXISTING CONTOUR
 - 900 • EXISTING SPOT ELEVATION
 - 900 — STORM DRAINAGE FLOW
 - 1" — POWER POLE
 - 1" — GUY WIRE
 - 1" — ELECTRICAL RISER
 - 1" — TELEPHONE RISER
 - 1" — U.G. GAS MARKER
 - 1" — U.G. AT&T CABLE MARKER
 - 1" — DECIDUOUS TREE
 - 1" — STEEL ROD/PIPE FOUND
 - 1" — MONUMENT
 - 1" — WOOD LATH OR STAKE FOUND
 - 1" — OVERHEAD WIRES
 - 1" — FENCE
 - 1" — GAS MAIN

- GENERAL SURVEY NOTES:**
1. BEARINGS WERE ESTABLISHED FROM THE PLAT OF "SUPERVISOR'S PLAT OF FOREST BEACH" AS RECORDED IN LIBER 3 OF PLATS, PAGE 22, LAMINGTON COUNTY RECORDS.
 2. SUBSURFACE UTILITIES NOT LOCATED FOR THIS SURVEY MAY EXIST. IT IS THE RESPONSIBILITY OF THE OWNER OF THE RESPECTIVE UTILITY TO ACCURATELY LOCATE SUCH UTILITIES.
 3. EXISTENCES OR RESTRICTIONS OF RECORD NOT DEPICTED ON THIS DRAWING MAY EXIST.
 4. ELEVATIONS WERE ESTABLISHED WITH GPS USING OPUS. (NAD83 DATA)
 5. CONTOURS ARE SHOWN AT 1 FOOT INTERVALS.
 6. ALL ELEVATIONS ARE SHOWN TO THE NEAREST 0.01 FOOT, HOWEVER SPOT-SURFACE ELEVATIONS CAN ONLY BE PRECISELY ACCURATE TO THE NEAREST 0.1 FOOT.
 7. SUBJECT PROPERTY IS DESIGNATED AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL AGENCY (FEWA) FLOOD INSURANCE RATE ZONE (FIRM) FOR THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE ZONE (FIRM) MAP NUMBER 260930340D, PANEL 34D OF 45S, WITH AN EFFECTIVE DATE OF SEPTEMBER 17, 2008.
 8. ALL WORK SHALL BE IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE MUNICIPALITY, THE COUNTY, AND THE STATE OF MICHIGAN.
 9. ALLOW THREE WORKING DAYS BEFORE YOU DIG. CALL MISS DIG TOLL FREE 1-800-482-7171.

CURRENT ZONING: LDR (LOW DENSITY RESIDENTIAL).

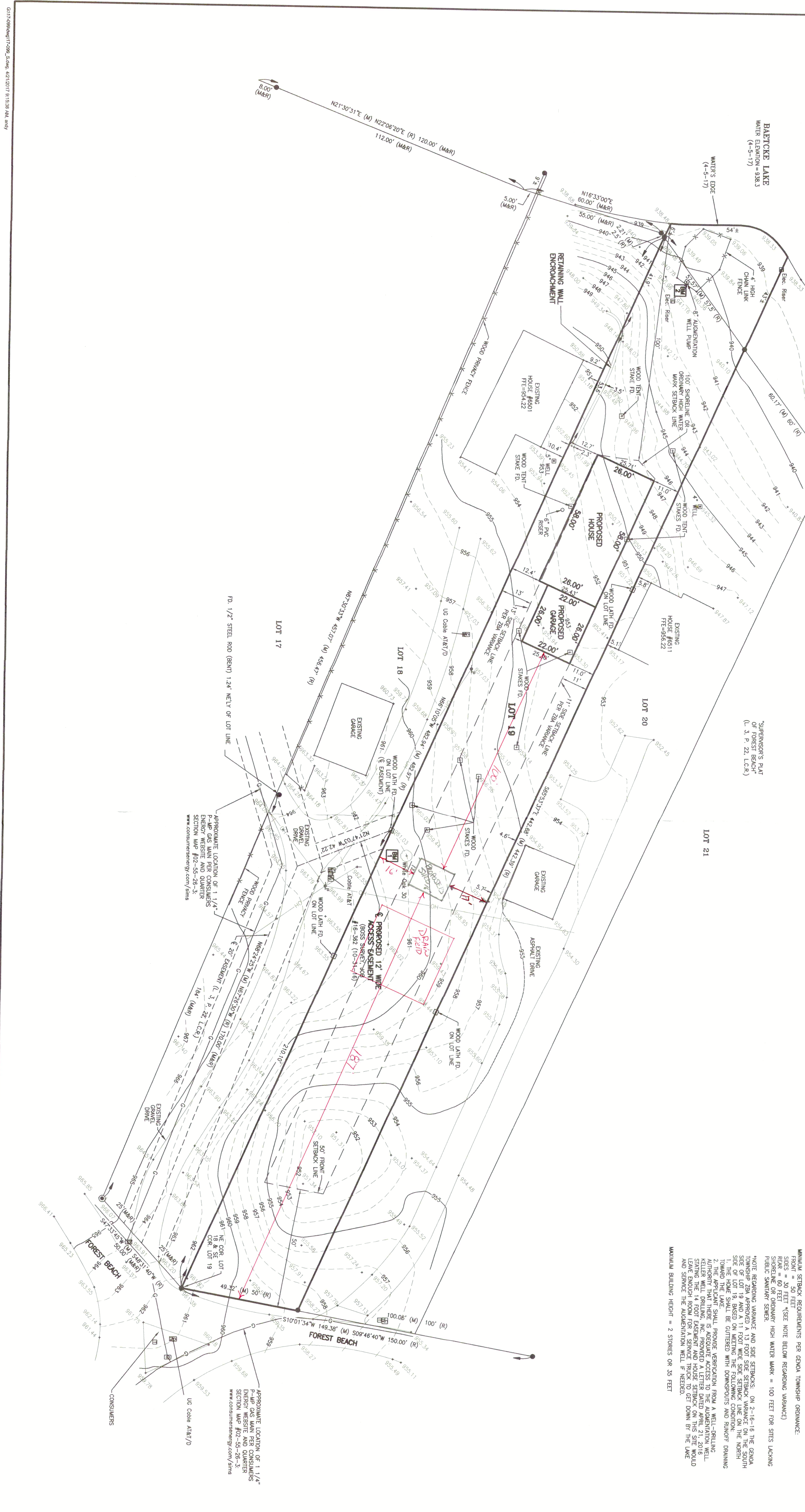
MINIMUM SETBACK REQUIREMENTS PER GENOA TOWNSHIP ORDINANCE:

FRONT = 30 FEET
 REAR = 20 FEET (SEE NOTE REGARDING VARIANCES)
 SHORELINE OR ORDINARY HIGH WATER MARK = 100 FEET FOR SITES LACKING PUBLIC SWIMMING SWIMS.

***NOTE REGARDING VARIANCE AND SIDE SETBACKS: ON 2-16-18 THE GENOA TOWNSHIP ZBA APPROVED A 13 FOOT SIDE SETBACK VARIANCE ON THE SOUTH SIDE OF LOT 19, BASED ON MEETING THE FOLLOWING CRITERIA ON THE NORTH SIDE OF THE HOME SHALL BE CUTTERED WITH DOWNSPOUTS AND RAINOFF DRAINING.**

2. THE APPLICANT SHALL PROVIDE VERIFICATION FROM A WELL-DRILLING CONTRACTOR THAT THERE IS ADEQUATE ACCESS TO THE AUGMENTATION WELL. SETBACKS SHALL BE MAINTAINED AS SHOWN ON THE PLAT. THE WELL SHALL LEAVE ENOUGH ROOM FOR A SERVICE TRUCK TO SET DOWN BY THE ROAD AND SERVICE THE AUGMENTATION WELL IF NEEDED.

MAXIMUM BUILDING HEIGHT = 2 STORES OR 35 FEET



PROJECT: LOT 19 "SUPERVISOR'S PLAT OF FOREST BEACH"	
DESIGNED BY: AEB	DATE: 4-21-17
CHECKED BY: AEB	NO BY: REVISION PER
DRAWN BY: AEB	NO BY: REVISION PER
SCALE: 1" = 20'	
JOB NO. 17-099	
DATE 4-7-17	
SHEET NO. 1 OF 1	

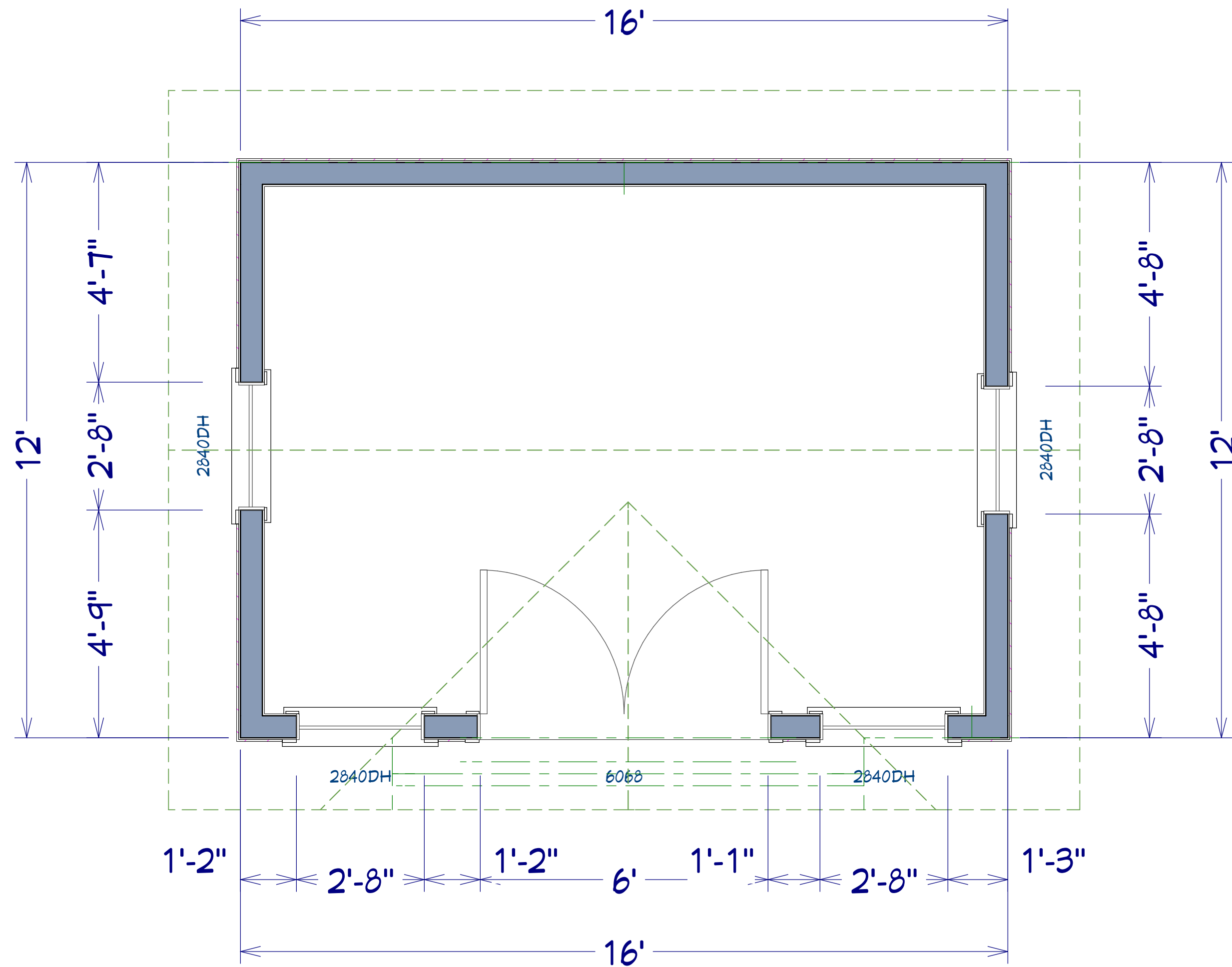
BEBOSS Engineering
 Engineers Surveyors Planners Landscape Architects

3121 E. GRAND RIVER AVE.
 HOWELL, MI. 48843
 800.246.6735 FAX 517.548.1670

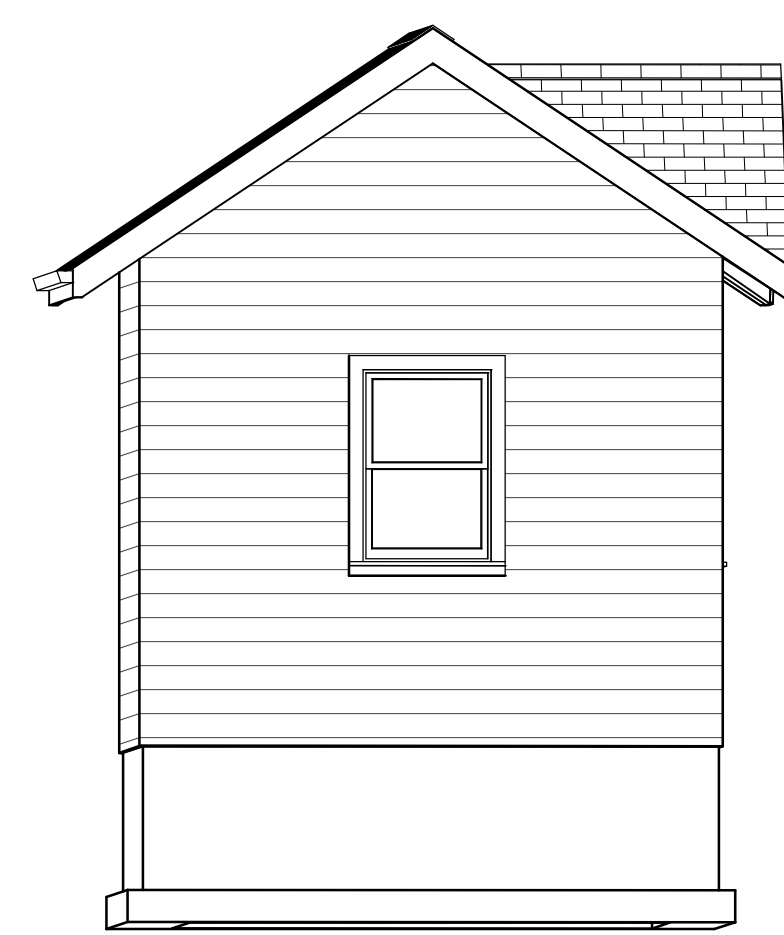
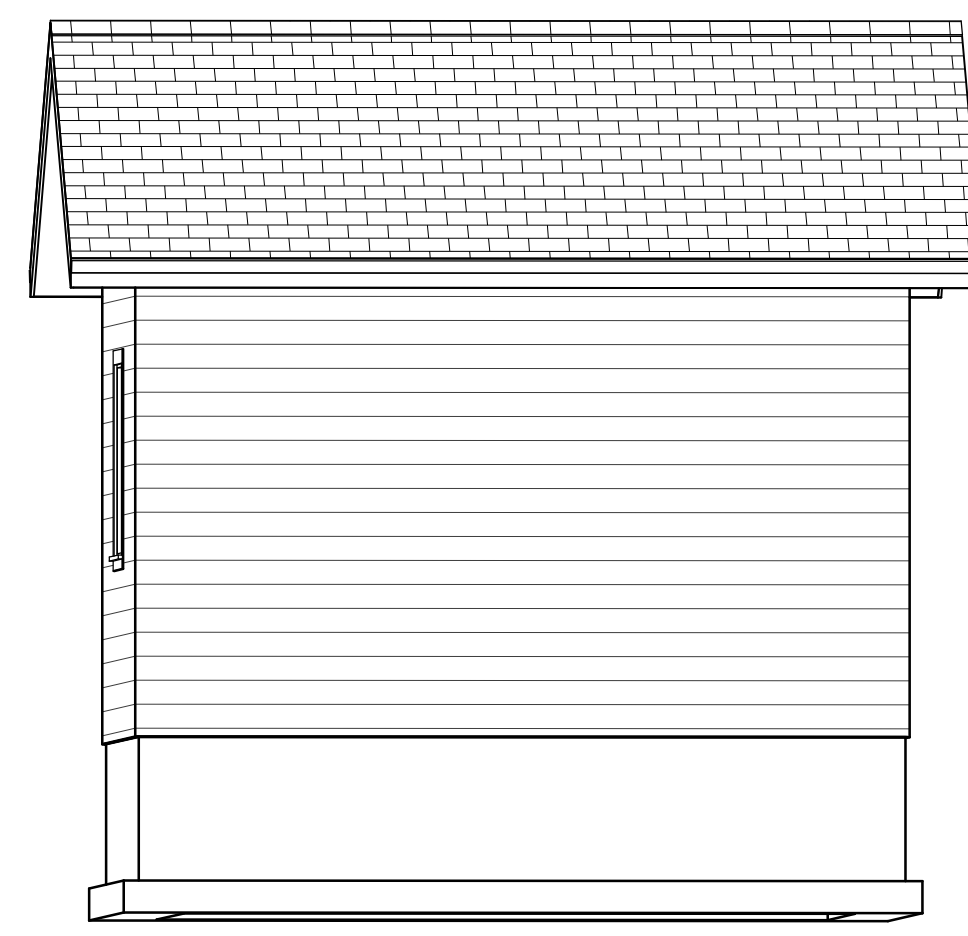
THE LOCATION AND ELEVATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE DRAWINGS ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT LOCATION AND ELEVATION OF EXISTING UTILITIES AND PROPOSED UTILITY CROSSINGS IN THE FIELD PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY CONFLICTS ARE APPARENT OR IF THE LOCATION OR DEPTH DIFFERS SIGNIFICANTLY FROM THE PLANS.

3 WORKING DAYS BEFORE YOU DIG
 1-800-482-7171

G:\17-099\17-099_3.dwg, 4/21/17 15:53:04, AEB



STORAGE AREA
192 sq ft



NO.	DESCRIPTION	BY	DATE

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
**FLOOR PLAN
AND ELEVATION**

PROJECT DESCRIPTION:
**JOHN & WENDY MYERS
6505 FORREST BEACH DR
BRIGHTON, MI 48116**

DRAWINGS PROVIDED BY:
**CHOUINARD
CUSTOM HOMES**

DATE:
6/6/2019

SCALE:
1/2" = 1'

SHEET:

A-1

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
MILNE, DOUGLAS	MYERS JOHN & WENDY	70,000	11/16/2016	WD	ARMS-LENGTH	2016R-037788	BUYER	100.0					
Property Address		Class: 401 RESIDENTIAL-IM		Zoning: LDR	Building Permit(s)	Date	Number	Status					
6505 FOREST BEACH DR		School: BRIGHTON			ADDITION	01/09/2018	A17-164	NO START					
Owner's Name/Address		P.R.E. 100% 02/25/2019			HOME	09/11/2017	P17-164	NO START					
MYERS JOHN & WENDY 6505 FOREST BEACH DR BRIGHTON MI 48116		MAP #: V19-22		2020 Est TCV Tentative									
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 4012.FOREST BEACH								
SEC. 26 T2N, R5E, SUPERVISOR'S PLAT OF FOREST BEACH LOT 19		Public Improvements		* Factors *									
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
		Gravel Road		LAKE FRONT	50.00	515.00	1.0000	1.0000	1500	100		75,000	
		Paved Road		50 Actual Front Feet, 0.59 Total Acres				Total Est. Land Value =		75,000			
		Storm Sewer		Land Improvement Cost Estimates									
		Sidewalk		Description									
		Water		D/W/P: 3.5 Concrete				Rate	Size	% Good	Cash Value		
		Sewer						5.37	312	91	1,524		
		Electric		Total Estimated Land Improvements True Cash Value =								1,524	
		Gas											
		Curb											
		Street Lights											
		Standard Utilities											
		Underground Utils.											
		Topography of Site											
		Level											
		Rolling											
		Low											
		High											
		Landscaped											
		Swamp											
		Wooded											
		Pond											
		Waterfront											
		Ravine											
		Wetland											
		Flood Plain											
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value					
		2020	Tentative	Tentative	Tentative			Tentative					
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Genoa, County of Livingston, Michigan		JB 09/27/2018	INSPECTED	2019	37,500	203,200	240,700	240,700S					
		JB 10/31/2017	INSPECTED	2018	37,500	17,500	55,000	55,000S					
				2017	59,900	0	59,900	59,900S					



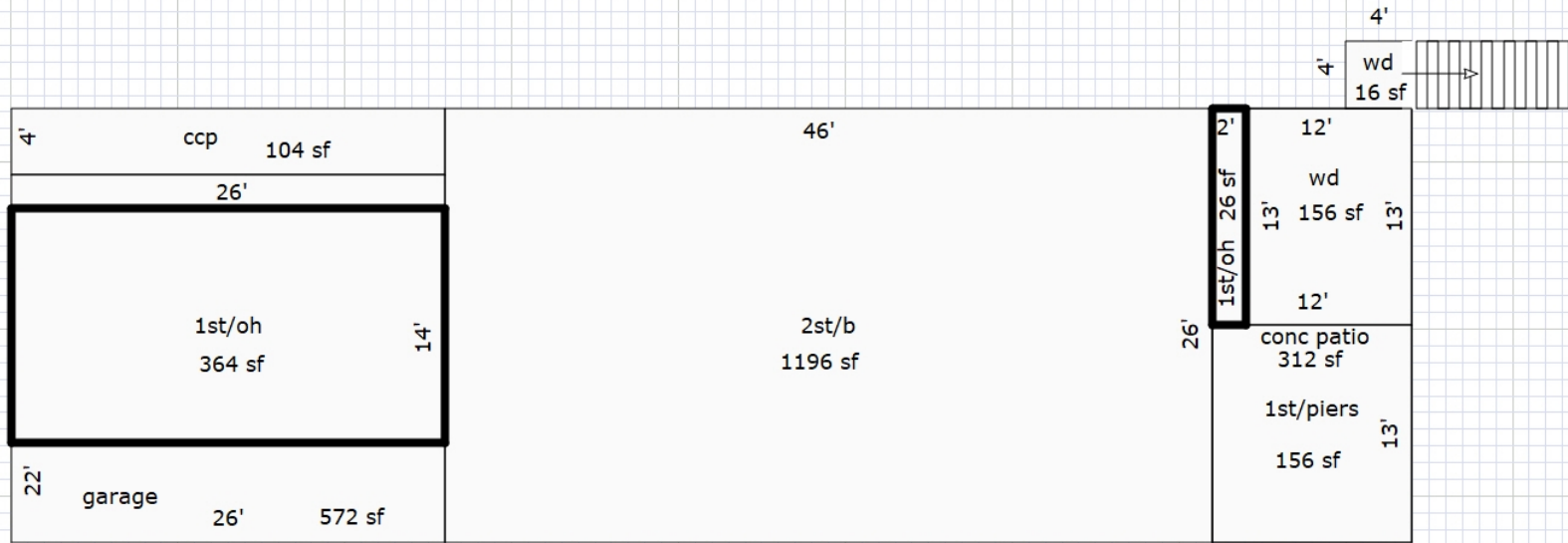
*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Gas	Area 104 156 16	Type CCP (1 Story) Treated Wood Treated Wood	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 572 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G											
Building Style: C		Trim & Decoration		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace X Forced Heat & Cool Heat Pump No Heating/Cooling												
Yr Built 2017	Remodeled 0	Ex	X	Ord		Min	Size of Closets			Class: C Effec. Age: 0 Floor Area: 2,938 Total Base New : 351,522 Total Depr Cost: 351,522 Estimated T.C.V: 404,953			E.C.F. X 1.152		Bsmnt Garage:	
Condition: Good		Lg	X	Ord		Small	No Heating/Cooling									
Room List		(5) Floors		Central Air Wood Furnace												
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:		(12) Electric 0 Amps Service												
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family C			Cls C			Blt 2017			
	Wood/Shingle Aluminum/Vinyl Brick X Vinyl X Insulation			Ex. X Ord. Min			(11) Heating System: Forced Heat & Cool Ground Area = 1716 SF Floor Area = 2938 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=100/100/100/100/100									
(2) Windows		(7) Excavation		No. of Elec. Outlets			Building Areas									
X	Many Avg. Few	X	Large Avg. Small	Basement: 1196 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Many X Ave. Few			Stories Exterior Foundation Size Cost New Depr. Cost						
(3) Roof		(8) Basement		(13) Plumbing			Other Additions/Adjustments									
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Average Fixture(s) 3 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet 1 Extra Sink 1 Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Basement, Outside Entrance, Below Grade Plumbing 3 Fixture Bath Extra Sink Separate Shower Water/Sewer 1000 Gal Septic Water Well, 200 Feet Porches CCP (1 Story) Deck Treated Wood Treated Wood Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost Common Wall: 1 Wall Fireplaces			1 2 1 1 1 1 1 104 156 16 572 1			2,088 7,578 775 1,109 3,967 8,762 2,373 2,869 596 20,140 -2,190		2,088 7,578 775 1,109 3,967 8,762 2,373 2,869 596 20,140 -2,190	
(3) Roof		(9) Basement Finish		(14) Water/Sewer			Lump Sum Items:									
X	Gable Hip Flat		Gambrel Mansard Shed	Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic												
X	Asphalt Shingle	Recreation SF Living SF 1 Walkout Doors No Floor SF														
Chimney:		(10) Floor Support														
		Joists: Unsupported Len: Cntr.Sup:														

*** Information herein deemed reliable but not guaranteed***

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

1 extra sink
1 wd stove
A/C
Elevator
Walk-out Bsmt



Sketch by Apex Sketch

*** Information herein deemed reliable but not guaranteed***



GENOA CHARTER TOWNSHIP VARIANCE APPLICATION
 2911 DORR ROAD | BRIGHTON, MICHIGAN 48116
 (810) 227-5225 | FAX (810) 227-3420

Case # 19-23 Meeting Date: June 18, 2019
 PAID Variance Application Fee @ 6:30 pm

\$215.00

\$215.00 for Residential | \$300.00 for Sign Variance | \$395.00 for Commercial/Industrial

Applicant/Owner: David Minton Email: Mintonsacres@gmail.com
 Property Address: 5297 Crooked Lk Rd Phone: 517 294 3914
Howell Mi 48843
 Present Zoning: CE Tax Code: 11-15-300-049

ARTICLE 23 of the Genoa Township Zoning Ordinance describes the Variance procedure and the duties of the Zoning Board of Appeals.

Each application for Variance is considered individually by the ZBA. The ZBA is a board of limited power; it cannot change the Zoning Ordinance or grant relief when it is possible to comply with the Zoning Ordinance. It may provide relief where due to unique aspects of the property with strict application of the zoning ordinance to the land results in practical difficulties or unnecessary hardship.

The applicant is responsible for presenting the information necessary to support the relief requested. While much of the necessary information is gathered through the completed application, other information may be gathered by on-site visits, other sources, and during the ZBA meeting. ZBA members may visit the site without prior notification to property owners.

Failure to meet the submittal requirements and properly stake the property showing all proposed improvements may result in postponement or denial of this petition.

Please explain the proposed variance below:

1. Variance requested/intended property modifications: We are intending to override the principal structure minimum yard setback of 40'-0" on the side yard to allow for a 20'-0" setback from the property line for an accessory building "pole barn."

The following is per Article 23.05.03:

Criteria Applicable to Dimensional Variances. No variance in the provisions or requirements of the Ordinance shall be authorized by the Board of Appeals unless it is found from the evidence that all of the following conditions exist:

Under each please indicate how the proposed project meets each criteria.

Practical Difficulty/Substantial Justice. Compliance with the strict letter of the restrictions governing area, setbacks, frontage, height, bulk, density, or other dimensional provisions would unreasonably prevent the use of the property. Granting of a requested variance or appeal would do substantial justice to the applicant as well as to other property owners in the district and is necessary for the preservation and enjoyment of a substantial property right similar to that possessed by other properties in the same zoning district and vicinity of the subject parcel.

Compliance with existing restrictions for side yard setbacks would place the proposed accessory building too close to the drainage field of the existing septic field.

Extraordinary Circumstances. There are exceptional or extraordinary circumstances or conditions applicable to the property or the intended use which are different than other properties in the same zoning district or the variance would make the property consistent with the majority of other properties in the vicinity. The need for the variance was not self-created by the applicant.

Due to the unique layout of the property and the surrounding wetlands, it has caused restrictions on where structures can be built.

Public Safety and Welfare. The granting of the variance will not impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion in public streets, or increase the danger of fire or endanger the public safety, comfort, morals or welfare of the inhabitants of the Township of Genoa.

The variance will not impede any public functions as it will be located approximately 650 ft. from the public street and out of public view due to tree growth.

Impact on Surrounding Neighborhood. The variance will not interfere with or discourage the appropriate development, continued use, or value of adjacent properties and the surrounding neighborhood.

The variance will allow the proposed structure to be obscured from view by existing trees, especially by the existing natural cedar trees between the accessory building and neighboring driveway.

Any Variance not acted upon within 12 months from the date of approval is invalid and must receive a renewal from the Zoning Board of Appeals (ZBA).

After the decision is made regarding your Variance approval a land use permit will be required with additional site plan and construction plans.

Date: 5/21/19 Signature: David M. J.



MEMORANDUM

TO: Genoa Township Zoning Board of Appeals
FROM: Amy Ruthig, Zoning Official
DATE: June 11, 2019
RE: ZBA 19-23

2911 Dorr Road
Brighton, MI 48116
810.227.5225
810.227.3420 fax
genoa.org

STAFF REPORT

File Number: ZBA#19-23
Site Address: 5297 Crooked Lake Road
Parcel Number: 4711-15-300-049
Parcel Size: 5.010 Acres
Applicant: David Minton, 5297 Crooked Lake Road, Howell
Property Owner: Same as Applicant
Information Submitted: Application, site plan, conceptual drawings
Request: Dimensional Variance
Project Description: Applicant is requesting a side yard variance to construct a detached accessory structure.
Zoning and Existing Use: CE (County Estates) Single Family Dwelling located on property.

Other:
Public hearing was published in the Livingston County Press and Argus on Sunday June 2, 2019 and 300 foot mailings were sent to any real property within 300 feet of the property in accordance with the Michigan Zoning Enabling Act.

Background

The following is a brief summary of the background information we have on file:

- Per Assessing Records, the home was built in 1998.
- In 2019, a land use permit was issued for the construction of a detached accessory structure.
- The parcel will be serviced by well and septic.
- See Assessing Record Card.

SUPERVISOR

Bill Rogers

CLERK

Paulette A. Skolarus

TREASURER

Robin L. Hunt

TRUSTEES

Jean W. Ledford

H. James Mortensen

Terry Croft

Diana Lowe

MANAGER

Michael C. Archinal

Summary: The proposed project is to construct a detached accessory structure. A side yard variance is necessary to construct the structure in the applicant's proposed location.

Variance Requests

The following is the section of the Zoning Ordinance that the variance is being requested from:

Sec. 11.04.01(f): (f) Required Setbacks (Detached, over one hundred twenty (120) square feet total floor area): Detached accessory buildings and structures over one hundred twenty (120) square feet of total floor area shall be at least ten (10) feet from any principal building, and at least ten (10) feet from any side or rear lot line; except as follows:

(1) On lots greater than one (1) acre detached accessory buildings and structures over one hundred twenty (120) square feet of total floor area shall meet the setback requirements for principal structures.

Sec. 03 Table 03.04.01 (CE)

Required Side Yard Setback: 40'

Proposed Side Yard Setback: 20'

Proposed Variance Amount: 20'

Summary of Findings of Fact- After reviewing the application and materials provided, I offer the possible findings of fact for your consideration:

Please note that in order for a variance to be approved it has to meet all of the standards in 23.05.03.

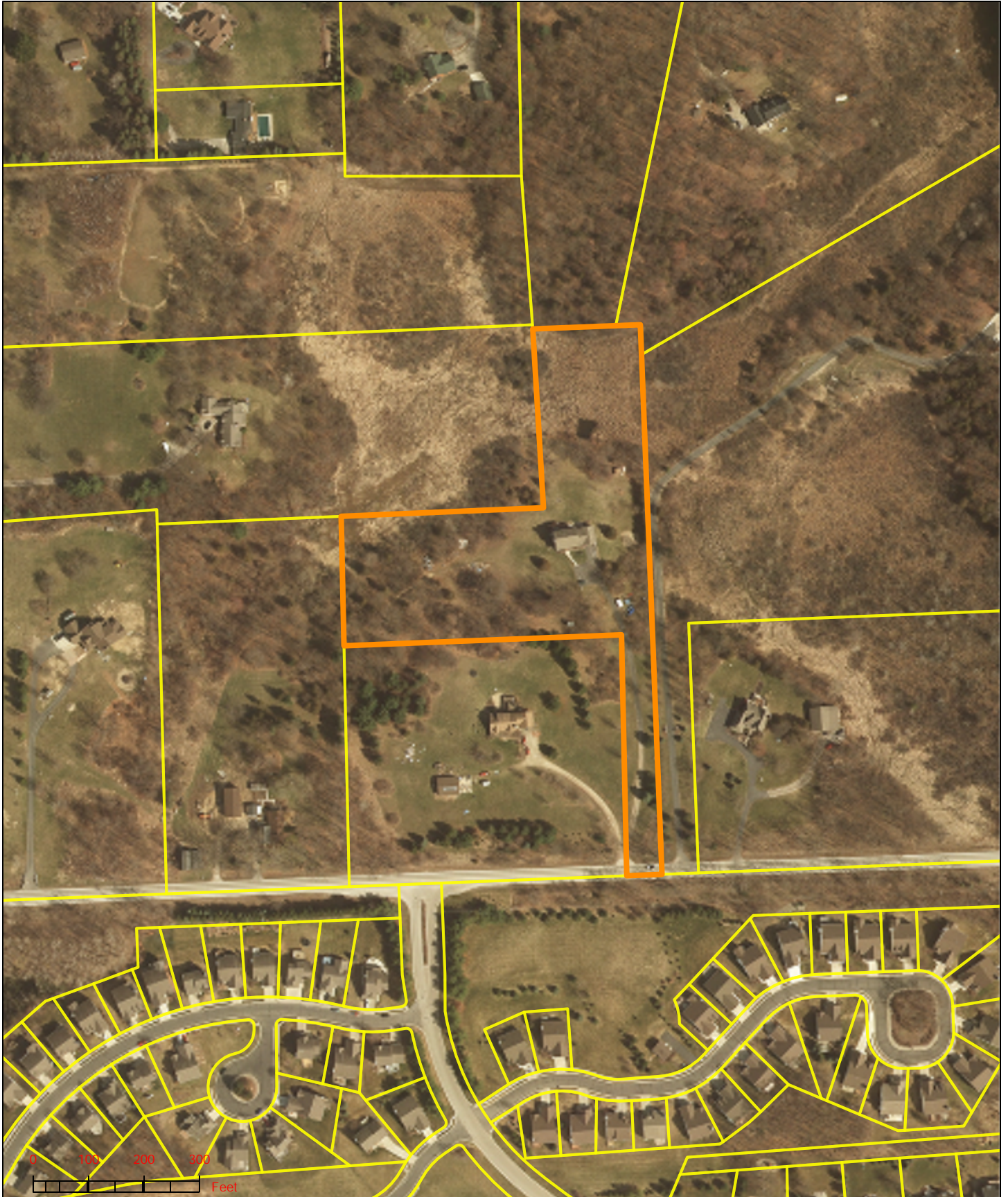
- (a) Practical Difficulty/Substantial Justice** –Strict compliance with the side yard setback would prevent the applicant from constructing the detached accessory structure in the proposed location. The variance does provide substantial justice for there are quite a few detached accessory structures in surrounding area and the variance is necessary for the preservation of a property right similar to that possessed by other properties in the same zoning district and vicinity of the parcel.
- (b) Extraordinary Circumstances** – The exceptional or extraordinary condition is the property is the location of the septic field and the location of wetlands on the property. Need for the variance is not self-created however it is not the least amount required. The applicant should address why the structure cannot be located closer to the septic field since the health dept. minimum is 10 feet.
- (c) Public Safety and Welfare** – The granting of the variance will not impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion in public streets, or increase the danger of fire or endanger the public safety, comfort, morals or welfare of the inhabitants of the Township of Genoa.
- (d) Impact on Surrounding Neighborhood** – The proposed variance would have little or no impact on the appropriate development, continued use, or value of adjacent properties and the surrounding neighborhood.

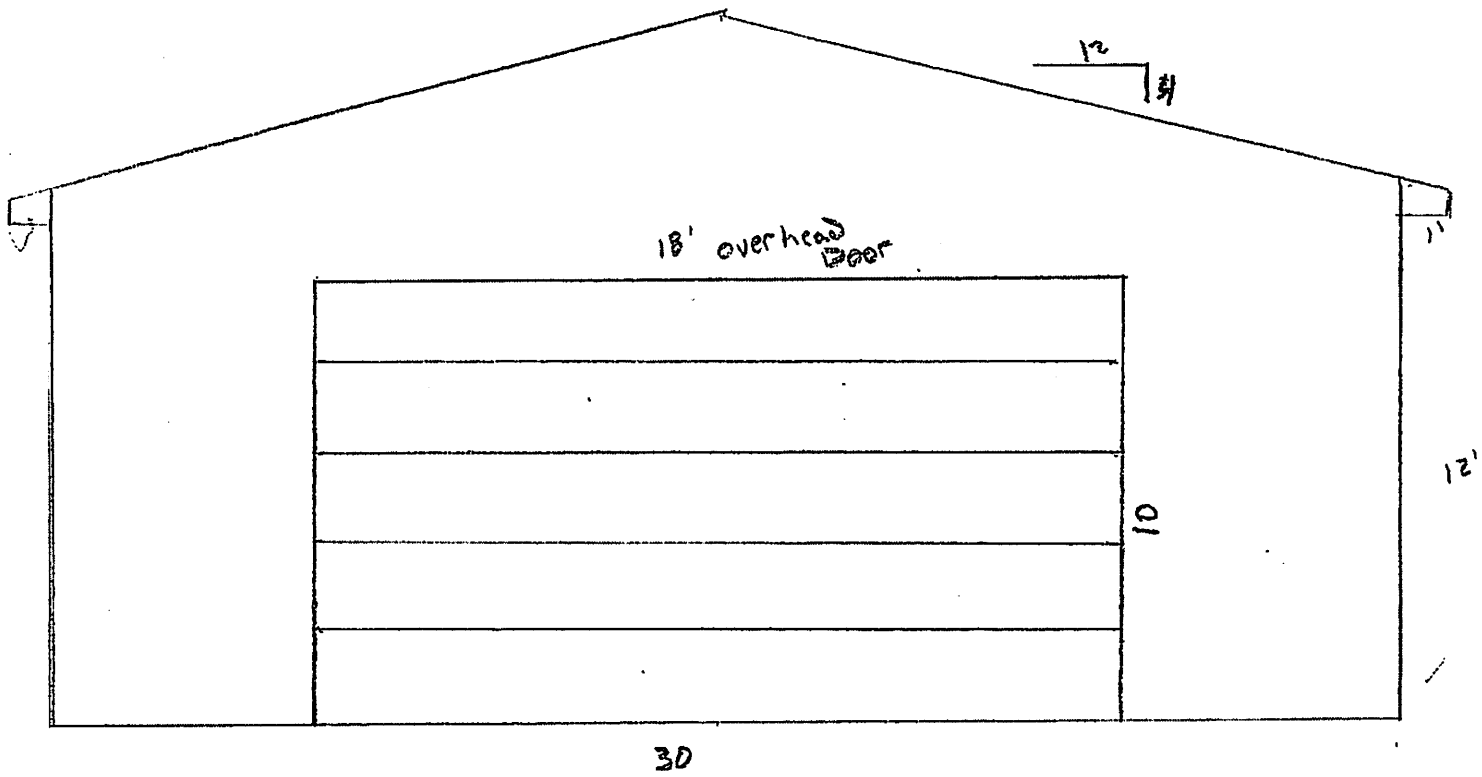
Recommended Conditions

If the Zoning Board of Appeals grants the variance requests, staff recommends the following conditions be placed on the approval.

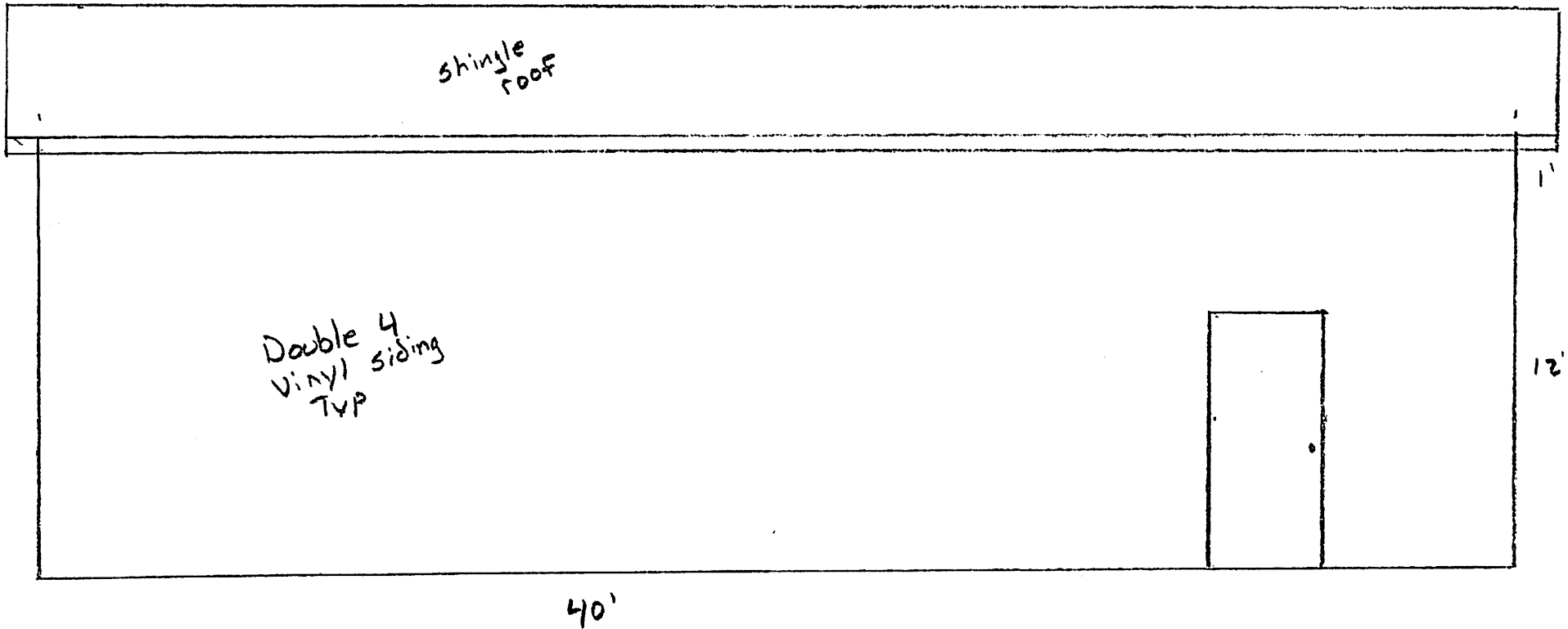
1. Shall comply with the accessory structure requirements.
2. A 25 foot natural undisturbed buffer from the wetlands must be maintained at all times.
3. The aerial photo appears to show multiple areas of outdoor storage. Applicant must ensure that the site is compliant with Township Ordinances.

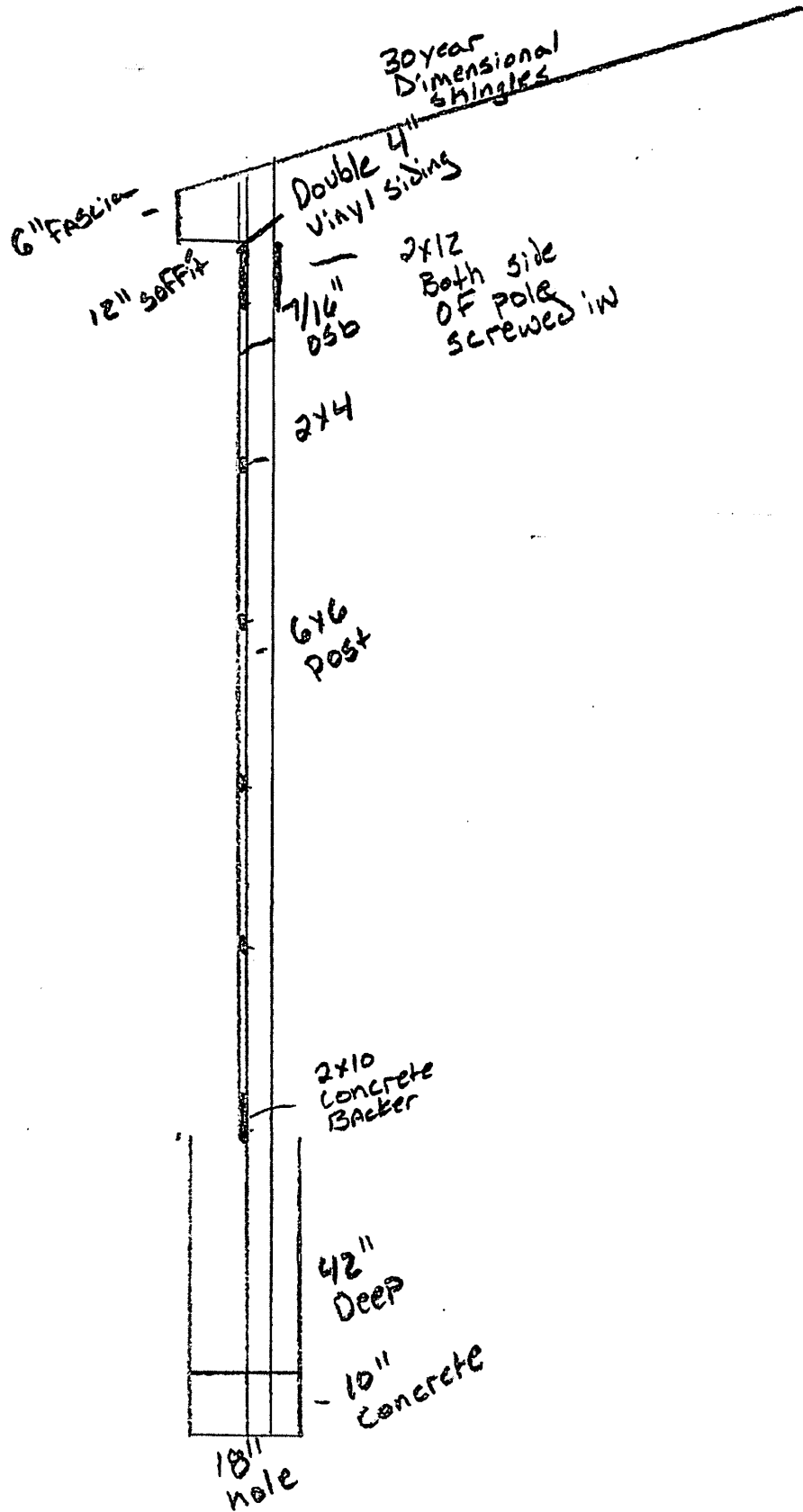
GENOA TOWNSHIP





Trusses 24" oc TYP
1/2" OSB ROOF sheathing





PARCEL D-1

Part of the Southwest 1/4 of Section 15, T2N-R5E, Genoa Township, Livingston County, Michigan, more particularly described as follows: Commencing at the Southwest Corner of said Section 15; thence along the South line of said Section 15 and the centerline of Crooked Lake road (66 foot wide Right of Way), N 88°05'05" E, 976.91 feet (previously recorded as 943.91 feet), to the POINT OF BEGINNING of the Parcel to be described; thence N 01°54'55" W, 434.62 feet; thence N 88°05'05" E, 501.13 feet; thence S 01°54'55" E, 434.62 feet; thence along the South line of said Section 15 and the centerline of Crooked Lake Road, S 88°05'05" W, 501.13 feet, to the POINT OF BEGINNING; Containing 5.00 acres, more or less, and subject to the rights of the public over the existing Crooked Lake Road. Also subject to any other easements or restrictions of record.

PARCEL D-2

Part of the Southwest 1/4 of Section 15, T2N-R5E, Genoa Township, Livingston County, Michigan, more particularly described as follows: Commencing at the Southwest Corner of said Section 15; thence along the South line of said Section 15 and the centerline of Crooked Lake road (66 foot wide Right of Way), N 88°05'05" E, 1478.04 feet, to the POINT OF BEGINNING of the Parcel to be described; thence N 01°54'55" W, 434.62 feet; thence S 88°05'05" W, 501.13 feet; thence N 01°54'55" W, 225.38 feet; thence N 88°05'05" E, 367.74 feet; thence N 03°57'50" W, 330.67 feet; thence N 88°19'25" E, 205.21 feet; thence S 01°54'55" E, 989.60 feet; thence along the South line of said Section 15 and the centerline of Crooked Lake Road, S 88°05'05" W, 60.00 feet, to the POINT OF BEGINNING; Containing 5.01 acres, more or less, and subject to the rights of the public over the existing Crooked Lake Road. Also subject to any other easements or restrictions of record.

Bearings were established from a previous survey by Matthew A. Brady, as recorded in Liber 1422 of Deeds on Pages 0794-799 of the Livingston County Records.

References:

1) Survey by Matthew A. Brady, as recorded in Liber 1422 of Deeds on Pages 0794-799 of the Livingston County Records.

Witnesses:

SW Cor. Sec. 15, T2N-R5E
Fd 1/2" Iron Rd at CL Crooked Lake Rd and Fishbeck Rd.
N15°E 105.52' Fd PK nail W/S 40" Oak
S60°E 85.60' Set N/T NE/S 19" Cherry
S55°W 65.07' top center telephone riser
N10°W 72.25' Fd. PK nail E/S 28" Hickory

S 1/4 Cor. Sec. 15, T2N-R5E
Fd 1/2" Iron Rd at CL Crooked Lake Rd
North 58.39' Set N/T W/S P. Pole
N55°E 60.83' Fd N/T SE/S 24" Oak
S70°E 74.63' Fd nail N/S 30" Oak
S55°W 50.99' Fd nail E/S 24" Elm

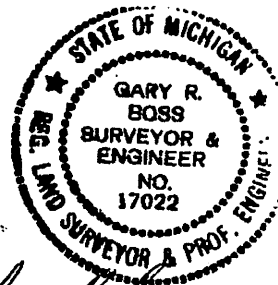
File No. 96320d1 (amipro) *WBS*

Job Number: 96320

Sheet: 2 of 2

BOSS ENGINEERING
ENGINEERS & SURVEYORS

3121 East Grand River • Howell, Michigan 48843
Phone (517) 546-4836 • Brighton (810) 229-4773 • Fax (517) 548-1870



Gary R. Boss
GARY R. BOSS R.L.S.

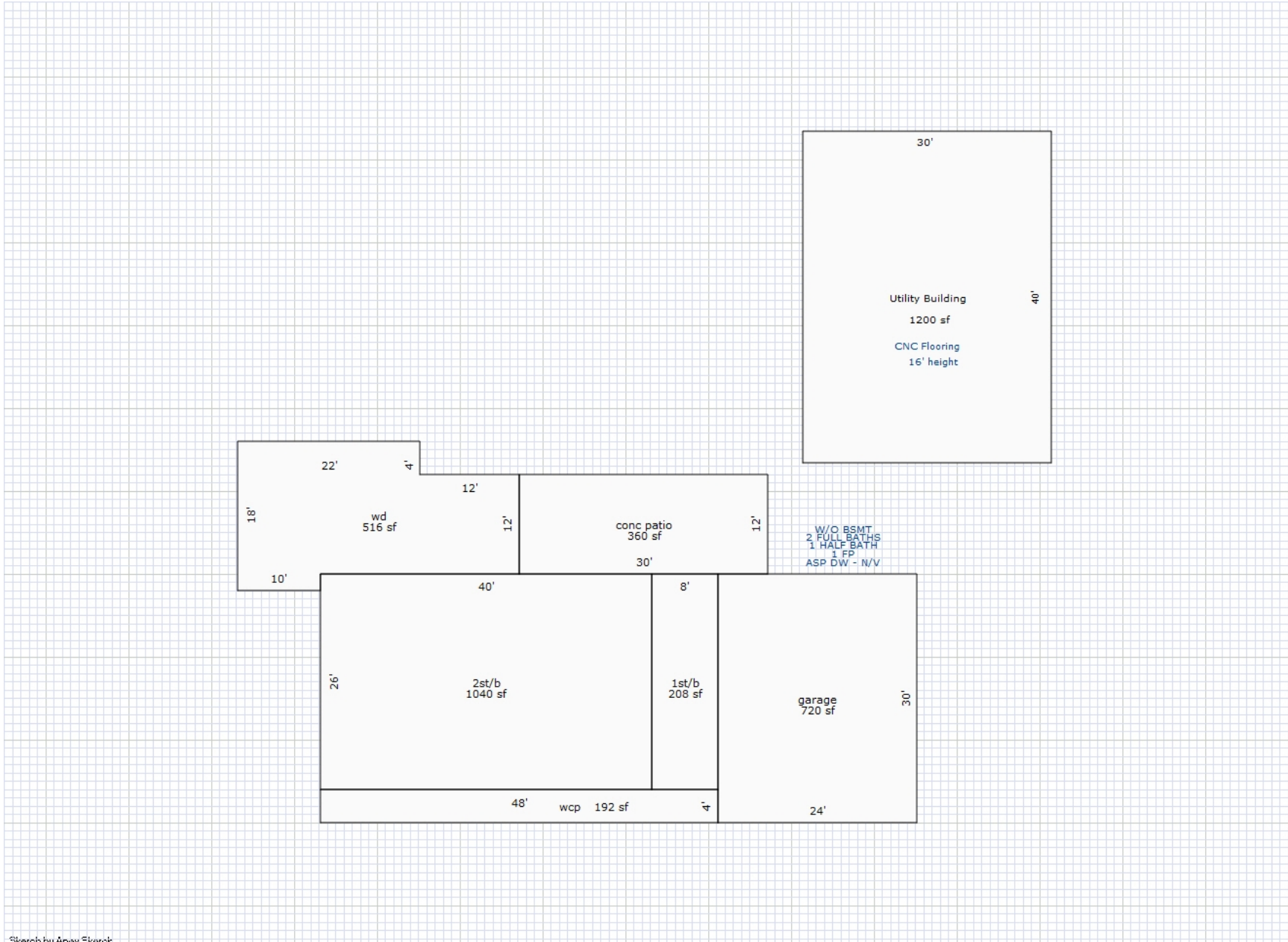
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
KELLY, JEFFREY & LORI	MINTON	265,000	05/29/1998	WD	ARMS-LENGTH	2372-0006	BUYER	100.0				
HAMILTON		57,000	05/21/1996	WD	VACANT LAND	2061-0768	BUYER	100.0				
Property Address		Class: 401 RESIDENTIAL-IM		Zoning: CE		Building Permit(s)		Date	Number	Status		
5297 CROOKED LAKE RD		School: HOWELL		Detached Accessory		05/09/2019		P19-065				
Owner's Name/Address		P.R.E. 100% 05/29/1998		HOME		05/22/1996		96-201		NO START		
MINTON, DAVID & MARY 5297 CROOKED LAKE RD HOWELL MI 48843		MAP #: V19-23		2020 Est TCV Tentative								
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 4500.HOWELL M& B							
SEC 15 T2N R5E COMM AT SW COR TH N88*E 1478.04 FT TO POB TH N01*W 434.62 FT TH S88*W 501.13 FT TH N01*W 225.38 FT TH N88*E 367.74 FT TH N03*W 330.67 FT TH N88*E 205.21 FT TH S01*E 989.60 FT TH S88*W 60 FT TO POB SPLIT FR 037 6/96 PARCEL D-2		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description		Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		LAND TABLE A		5.01	5.010	Acres	16,976	100		85,050
		Paved Road		Land Improvement Cost Estimates		5.01		Total Acres	Total Est. Land Value =		85,050	
		Storm Sewer		Description		Rate	Size	% Good	Cash Value			
		Sidewalk		D/W/P: 3.5 Concrete		5.37	360	50	966			
		Water		Total Estimated Land Improvements		True		Cash Value =		966		
		Sewer		Year		Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Electric		X	2020	Tentative	Tentative	Tentative			Tentative	
		Gas		LM	2019	42,500	119,600	162,100			137,505C	
		Curb			2018	45,000	114,400	159,400			134,283C	
		Street Lights			2017	45,000	116,500	161,500			131,522C	
		Standard Utilities		Who		When	What					
		Underground Utils.		LM		05/22/2018	REVIEWED R					
		Topography of Site		The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Genoa, County of Livingston, Michigan								
		Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		REFUSE										



*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story 1 Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 192 516	Type WCP (1 Story) Treated Wood	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1/2 Wal Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 720 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
X	Wood Frame		(4) Interior Drywall Paneled				Plaster Wood T&G		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace X Forced Heat & Cool Heat Pump No Heating/Cooling									
Building Style: C		Trim & Decoration Ex X Ord Min																
Yr Built 1998	Remodeled 0	Size of Closets Lg X Ord Small																
Condition: Good		Doors: Solid X H.C.																
Room List		(5) Floors Basement 1st Floor 2nd Floor 4 Bedrooms		Kitchen: Other: Other:			(12) Electric 0 Amps Service											
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures X Ex. Ord. Min														
X	Wood/Shingle Aluminum/Vinyl Brick			No. of Elec. Outlets Many X Ave. Few														
Insulation		(7) Excavation		(13) Plumbing														
(2) Windows		Basement: 1248 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan														
X	Many Avg. Few	X	Large Avg. Small	(8) Basement														
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																
(3) Roof		(9) Basement Finish																
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF 1 Walkout Doors No Floor SF															
X	Asphalt Shingle	(10) Floor Support		Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic														
Chimney: Brick				Lump Sum Items:														
Notes:										Class: C +5 Effec. Age: 16 Floor Area: 2,288 Total Base New : 305,004 Total Depr Cost: 256,190 Estimated T.C.V: 240,819		E.C.F. X 0.940		Bsmnt Garage: Carport Area: Roof:				
Cost Est. for Res. Bldg: 1 Single Family C										Cls C 5 Blt 1998								
(11) Heating System: Forced Heat & Cool																		
Ground Area = 1248 SF Floor Area = 2288 SF.																		
Phy/Ab.Phy/Func/Econ/Comb. % Good=84/100/100/100/84																		
Building Areas																		
Stories Exterior Foundation Size Cost New Depr. Cost																		
2 Story Siding Basement 1,040																		
1 Story Siding Basement 208																		
Total: 246,033 206,655																		
Other Additions/Adjustments																		
Basement, Outside Entrance, Below Grade 1 2,088 1,754																		
Plumbing																		
3 Fixture Bath 1 3,789 3,183																		
2 Fixture Bath 1 2,535 2,129																		
Water/Sewer																		
1000 Gal Septic 1 3,967 3,332																		
Water Well, 200 Feet 1 8,762 7,360																		
Porches																		
WCP (1 Story) 192 6,376 5,356																		
Deck																		
Treated Wood 516 6,290 5,284																		
Garages																		
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)																		
Base Cost 720 23,674 19,886																		
Common Wall: 1/2 Wall 1 -1,095 -920																		
Fireplaces																		
Prefab 2 Story 1 2,585 2,171																		
Totals: 305,004 256,190																		
ECF (4500 (47070) HOWELL M & B) 0.940 => TCv: 240,819																		

*** Information herein deemed reliable but not guaranteed***



Sketch by Apex Ekerch

*** Information herein deemed reliable but not guaranteed***



GENOA CHARTER TOWNSHIP VARIANCE APPLICATION
2911 DORR ROAD | BRIGHTON, MICHIGAN 48116
(810) 227-5225 | FAX (810) 227-3420

Case # 19-24

Meeting Date: 06-18-2019

PAID Variance Application Fee ck. 1434

\$215.00 for Residential | \$300.00 for Sign Variance | \$395.00 for Commercial/Industrial

Applicant/Owner: Brade Kristin Hayes Email: bradhayes@yahoo.com
Property Address: 5508 Wildwood Dr. Phone: 517-812-9049
Present Zoning: L22 Tax Code: 11-10-301-138

ARTICLE 23 of the Genoa Township Zoning Ordinance describes the Variance procedure and the duties of the Zoning Board of Appeals.

Each application for Variance is considered individually by the ZBA. The ZBA is a board of limited power; it cannot change the Zoning Ordinance or grant relief when it is possible to comply with the Zoning Ordinance. It may provide relief where due to unique aspects of the property with strict application of the zoning ordinance to the land results in practical difficulties or unnecessary hardship.

The applicant is responsible for presenting the information necessary to support the relief requested. While much of the necessary information is gathered through the completed application, other information may be gathered by on-site visits, other sources, and during the ZBA meeting. ZBA members may visit the site without prior notification to property owners.

Failure to meet the submittal requirements and properly stake the property showing all proposed improvements may result in postponement or denial of this petition.

Please explain the proposed variance below:

1. Variance requested/intended property modifications: Please see attachment

The following is per Article 23.05.03:

Criteria Applicable to Dimensional Variances. No variance in the provisions or requirements of the Ordinance shall be authorized by the Board of Appeals unless it is found from the evidence that all of the following conditions exist:

Under each please indicate how the proposed project meets each criteria.

Practical Difficulty/Substantial Justice. Compliance with the strict letter of the restrictions governing area, setbacks, frontage, height, bulk, density, or other dimensional provisions would unreasonably prevent the use of the property. Granting of a requested variance or appeal would do substantial justice to the applicant as well as to other property owners in the district and is necessary for the preservation and enjoyment of a substantial property right similar to that possessed by other properties in the same zoning district and vicinity of the subject parcel.

Please see attachment

Extraordinary Circumstances. There are exceptional or extraordinary circumstances or conditions applicable to the property or the intended use which are different than other properties in the same zoning district or the variance would make the property consistent with the majority of other properties in the vicinity. The need for the variance was not self-created by the applicant.

Please see attachment

Public Safety and Welfare. The granting of the variance will not impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion in public streets, or increase the danger of fire or endanger the public safety, comfort, morals or welfare of the inhabitants of the Township of Genoa.

Please see attachment

Impact on Surrounding Neighborhood. The variance will not interfere with or discourage the appropriate development, continued use, or value of adjacent properties and the surrounding neighborhood.

Please see attachment

Any Variance not acted upon within 12 months from the date of approval is invalid and must receive a renewal from the Zoning Board of Appeals (ZBA).

After the decision is made regarding your Variance approval a land use permit will be required with additional site plan and construction plans.

Date: 05-23-2019 Signature: [Handwritten Signature]

May 23, 2019

ATTACHMENT TO GENOA TOWNSHIP VARIANCE APPLICATION FOR:

BRAD & KRISTIN HOYES

5508 Wildwood Dr.

Howell, MI 48843

Background: We purchased the property in December of 2018 as it is today and have made no improvements to date. We are planning to remove the 2nd story and replace it with a new and larger one. The proposed design only increases the size of the house on the 2nd floor as the first floor footprint will remain the same. The new 2nd story has been pulled back 2 ½ feet from the first floor in order to meet the lakeside setback of 35 feet. We are also planning on raising and leveling the grade in the rear and West side in an effort to improve drainage in regards to both our home and the home to the West. In an attempt to meet the conditions of the zoning ordinances we have been working extensively via email, phone, and in person with a Genoa Township Zoning Official in an attempt to meet the conditions of the zoning ordinances. However, due to the slope of the lot from back to front and side to side, as well as other factors, we are applying for:

1. A height variance in the amount of 3 feet.
 - Practical Difficulty/Substantial Justice- Strict compliance to setbacks would unreasonably prevent the use of the property as it would cause the lot to be practically unbuildable for a larger addition/residence. Granting of the variance would offer similar property rights as the properties in the immediate vicinity and would offer substantial justice.
 - Extraordinary Circumstances- The exceptional or extraordinary condition of the property is the narrow lot size, existing home and detached garage, and the topography of the lot from back to front and side to side. In addition, this area and lot are unique because the waterfront side of the lot is also considered the front yard as a result of the platted roadway separating the lot from the lake. This results in the steepest part of the lot being deemed the front. Therefore, the resulting need for the variance was not self-inflicted and is least necessary.
 - Public Safety and Welfare- The granting of the variance would not impair an adequate supply of light and air to the adjacent properties. Granting of the variance would not increase the congestion in public streets, would not increase the danger of fire, and would not endanger the public safety.
 - Impact on Surrounding Neighborhood- The proposed variance would have little to no impact with and would not interfere with or discourage the development, continued use, or value of adjacent properties and the surrounding neighborhood.



MEMORANDUM

TO: Genoa Township Zoning Board of Appeals
FROM: Amy Ruthig, Zoning Official
DATE: June 11, 2019

RE: ZBA 19-24

STAFF REPORT

File Number: ZBA#19-24
Site Address: 5508 Wildwood Drive, Howell
Parcel Number: 4711-10-301-138
Parcel Size: .169 Acres
Applicant: Brad and Kristin Hoyes, 5508 Wildwood Drive, Howell
Property Owner: Same as Applicant
Information Submitted: Application, site plan, conceptual drawings
Request: Dimensional Variance
Project Description: Applicant is requesting a height variance construct an addition.
Zoning and Existing Use: LRR (Lakeshore Resort Residential) Single Family Dwelling located on property.
Other: Public hearing was published in the Livingston County Press and Argus on Sunday June 2, 2019 and 300 foot mailings were sent to any real property within 300 feet of the property in accordance with the Michigan Zoning Enabling Act.

Background

The following is a brief summary of the background information we have on file:

- Per assessing records, year built is 1940.
- See Assessing Record Card.

2911 Dorr Road
Brighton, MI 48116
810.227.5225
810.227.3420 fax
genoa.org

SUPERVISOR

Bill Rogers

CLERK

Paulette A. Skolarus

TREASURER

Robin L. Hunt

TRUSTEES

Jean W. Ledford

H. James Mortensen

Terry Croft

Diana Lowe

MANAGER

Michael C. Archinal

The proposed project is to construct an addition. In order to construct the addition, the applicant is in need of a height variance. It should be noted that the applicant worked closely with staff to ensure they were requesting the least amount of variance necessary.

Variance Requests

The following is the section of the Zoning Ordinance that the variance is being requested from:

Sec. 3.04 DIMENSIONAL STANDARDS

Table 3.04.01 LRR District	Building Height
Requirement	25'
Request	28'
Variance Amount	3'

Summary of Findings of Fact- After reviewing the application and materials provided, I offer the possible findings of fact for your consideration:

Please note that in order for a variance to be approved it has to meet all of the standards in 23.05.03.

- (a) Practical Difficulty/Substantial Justice** –Strict compliance with the building height would unreasonably prevent the use of the property because it limits the ability for a functional 2nd story. Granting of the variance would offer similar property rights as the properties in the immediate vicinity and would offer substantial justice.
- (b) Extraordinary Circumstances** – The exceptional or extraordinary condition of the property is the small lot size and topography of the lot. In addition, this area and lot is unique because the waterfront side of the lot is also considered the front yard due the platted roadway that separates the lot from the lake which makes the walkout basement portion of the home in the front yard. The need for the variance is not self-created and is least necessary.
- (c) Public Safety and Welfare** – The granting of these variances would not impair an adequate supply of light and air to adjacent property. Granting of these variances would not increase the congestion in public streets and increase the danger of fire and endanger the public safety.
- (d) Impact on Surrounding Neighborhood** – The proposed variances would have little or no impact on the appropriate development, continued use, or value of adjacent properties and the surrounding neighborhood.

Recommended Conditions

If the Zoning Board of Appeals grants the variance requests, staff recommends the following conditions be placed on the approval.

1. Drainage from the detached structure must be maintained on the lot.

GENOA TOWNSHIP



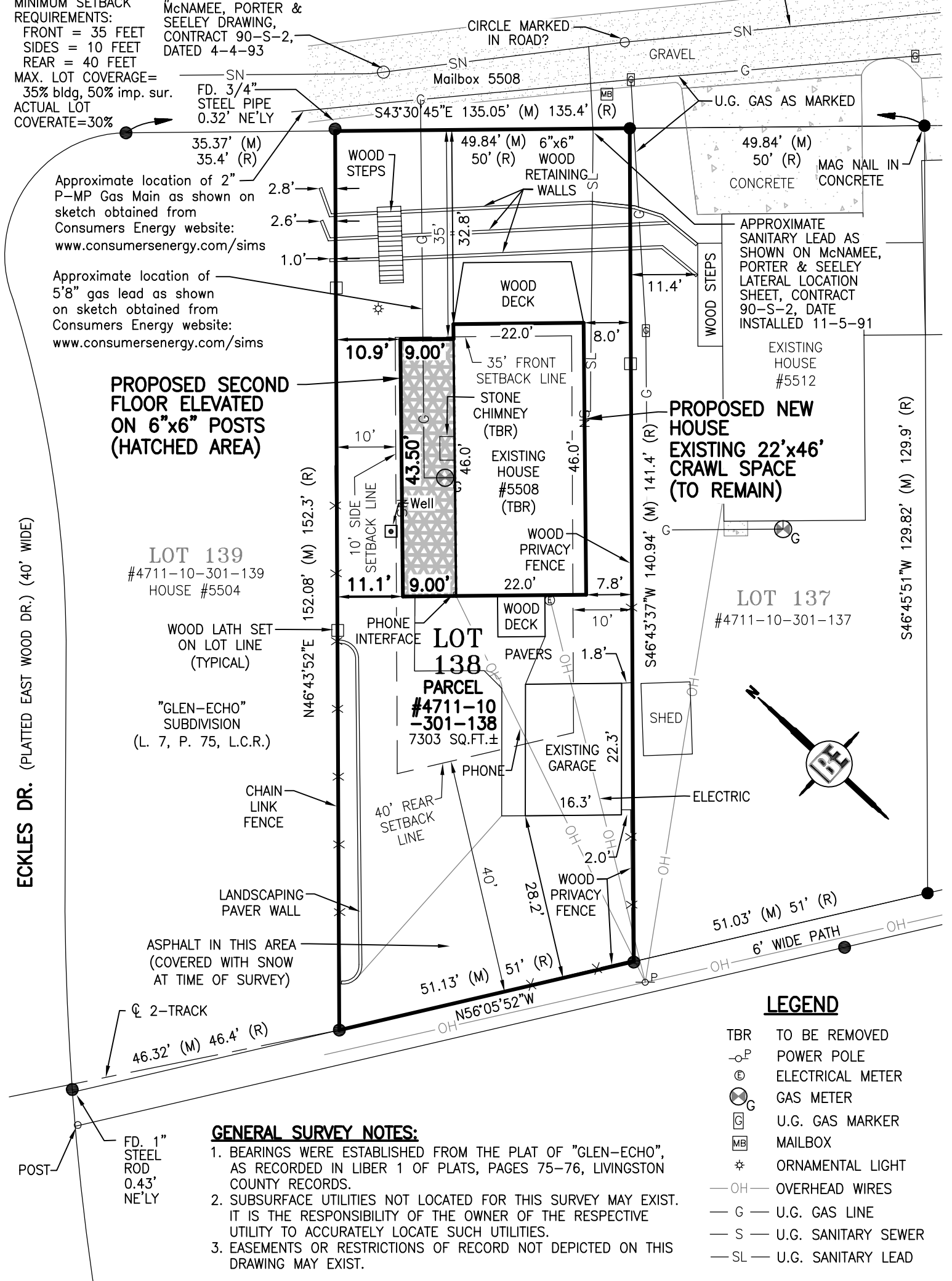
CURRENT ZONING: LRR (LAKESHORE RESORT RESIDENTIAL)
 MINIMUM SETBACK REQUIREMENTS:
 FRONT = 35 FEET
 SIDES = 10 FEET
 REAR = 40 FEET
 MAX. LOT COVERAGE = 35% bldg, 50% imp. sur.
 ACTUAL LOT COVERAGE = 30%

APPROXIMATE LOCATION OF SANITARY MANHOLE #132 AS SHOWN ON McNAMEE, PORTER & SEELEY DRAWING, CONTRACT 90-S-2, DATED 4-4-93

PLOT PLAN

APPROXIMATE SANITARY SEWER AS MARKED IN ROAD

WILDWOOD DRIVE (PLATTED WEST LAKE DR.) (40' WIDE)



PROPOSED SECOND FLOOR ELEVATED ON 6"x6" POSTS (HATCHED AREA)

PROPOSED NEW HOUSE EXISTING 22'x46' CRAWL SPACE (TO REMAIN)

LOT 139
 #4711-10-301-139
 HOUSE #5504

LOT 137
 #4711-10-301-137

LOT 138 PARCEL
 #4711-10-301-138
 7303 SQ.FT.±

LEGEND

- TBR TO BE REMOVED
- P POWER POLE
- ⊙ ELECTRICAL METER
- ⊙ G GAS METER
- ⊙ U.G. GAS MARKER
- MB MAILBOX
- * ORNAMENTAL LIGHT
- OH — OVERHEAD WIRES
- G — U.G. GAS LINE
- S — U.G. SANITARY SEWER
- SL — U.G. SANITARY LEAD

GENERAL SURVEY NOTES:

1. BEARINGS WERE ESTABLISHED FROM THE PLAT OF "GLEN-ECHO", AS RECORDED IN LIBER 1 OF PLATS, PAGES 75-76, LIVINGSTON COUNTY RECORDS.
2. SUBSURFACE UTILITIES NOT LOCATED FOR THIS SURVEY MAY EXIST. IT IS THE RESPONSIBILITY OF THE OWNER OF THE RESPECTIVE UTILITY TO ACCURATELY LOCATE SUCH UTILITIES.
3. EASEMENTS OR RESTRICTIONS OF RECORD NOT DEPICTED ON THIS DRAWING MAY EXIST.

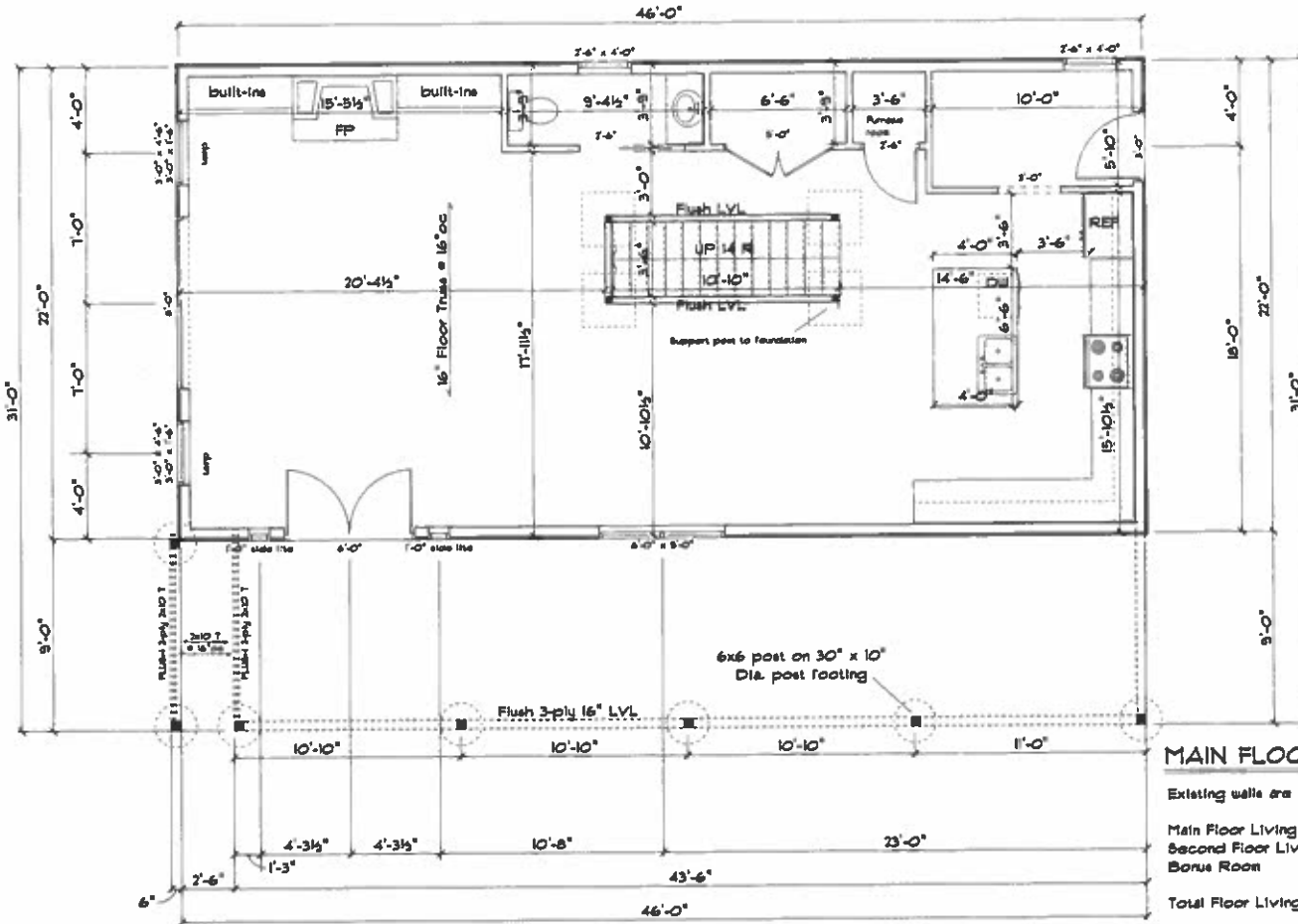
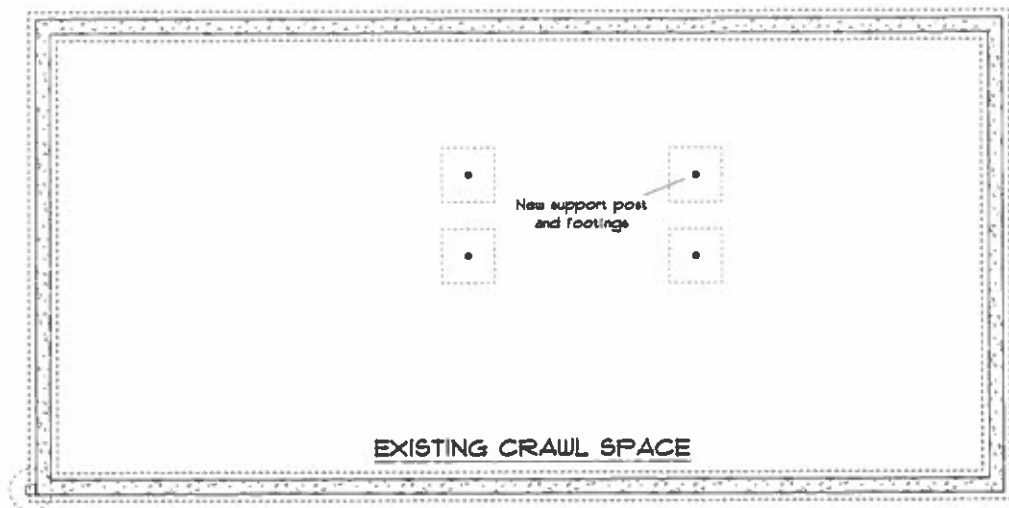
DESCRIPTION:
 LOT 138 OF "GLEN ECHO", A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 AND PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 10, T2N-R5E, GENOA TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN, AS RECORDED IN LIBER 1 OF PLATS, PAGES 75-76, LIVINGSTON COUNTY RECORDS.

BEBOSS Engineering
 Engineers Surveyors Planners Landscape Architects
 3121 E. GRAND RIVER AVE.
 HOWELL, MI. 48843
 517.546.4836 FAX 517.548.1670

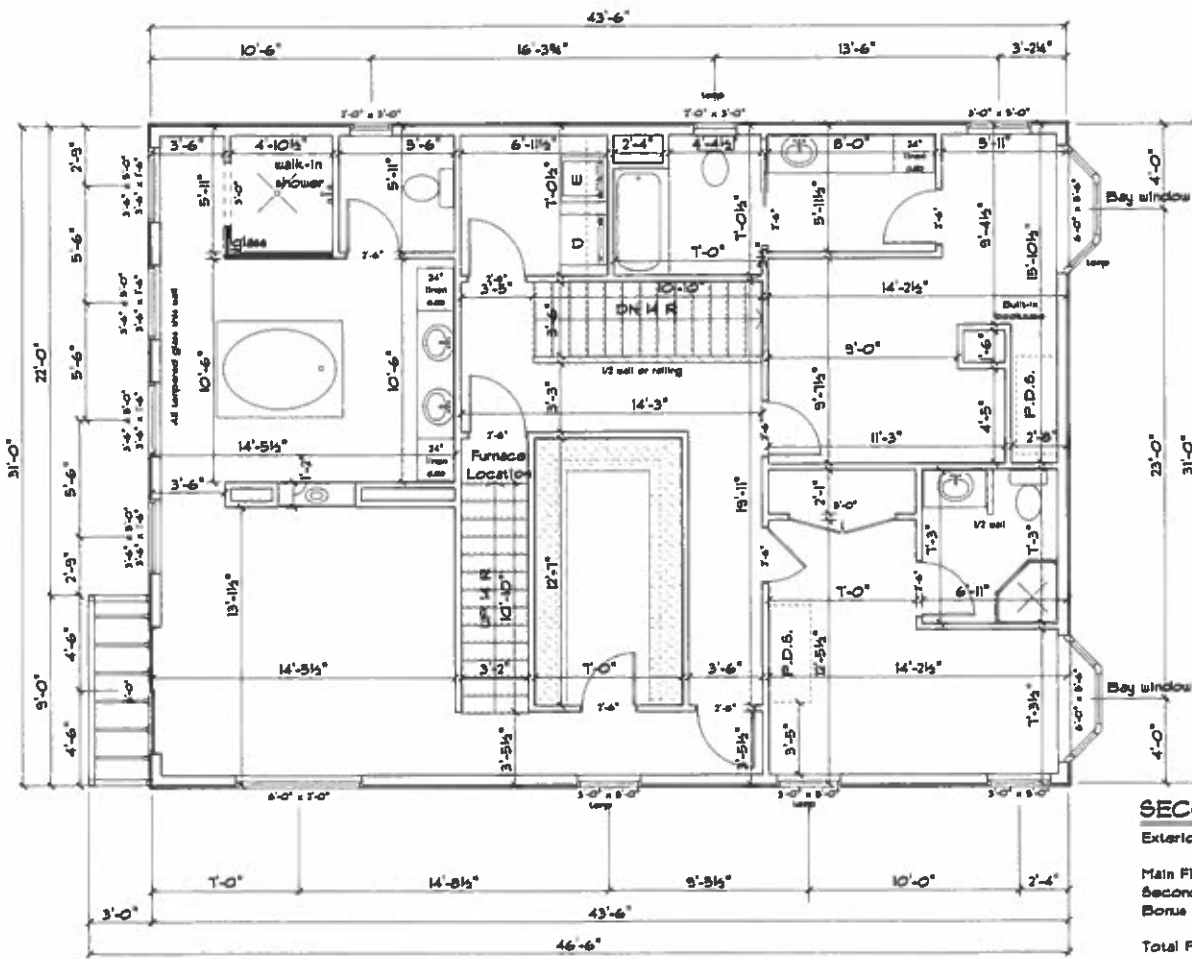
CLIENT:	HOYES
JOB NO.	19-028
SHEET	1 OF 1

20 0 10 20	
SCALE: 1 INCH = 20 FEET	
DATE	5-15-19 5-23-19
FB 586	CREW GFD DR. AEB CK.

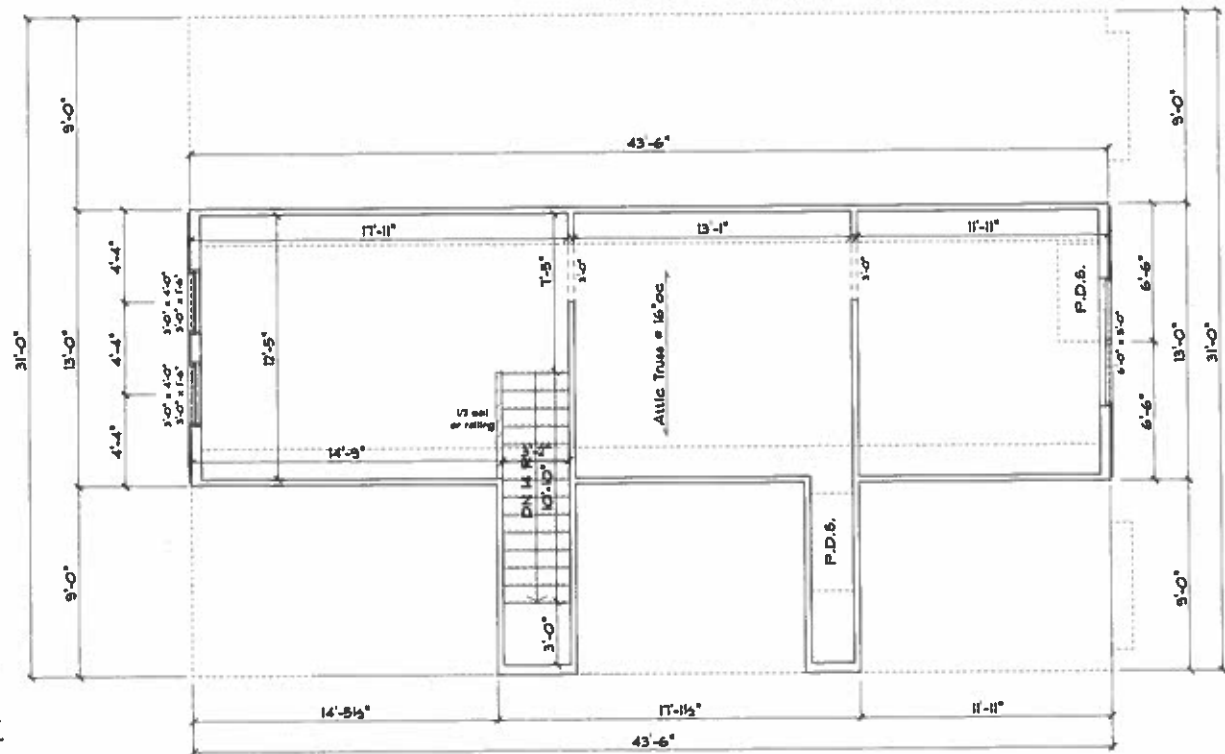
○	= IRON SET
●	= IRON FOUND
⊙	= MONUMENT FOUND
*	= FENCE
(R)	= RECORDED
(M)	= MEASURED



MAIN FLOOR PLAN
 Existing walls are 2x6 @ 8' ✓
 Main Floor Living Area • 1012 sq. ft.
 Second Floor Living Area • 1349 sq. ft.
 Bonus Room • 566 sq. ft.
 Total Floor Living Area • 2927 sq. ft.



SECOND FLOOR PLAN
 Exterior walls are 2x6 @ 8'-1 1/8"
 Main Floor Living Area • 1012 sq. ft.
 Second Floor Living Area • 1349 sq. ft.
 Bonus Room • 566 sq. ft.
 Total Floor Living Area • 2927 sq. ft.



BONUS ROOM
 Bonus Area • 566 sq. ft.

Preliminary set for pricing 4/17/19

Hoyes Residence

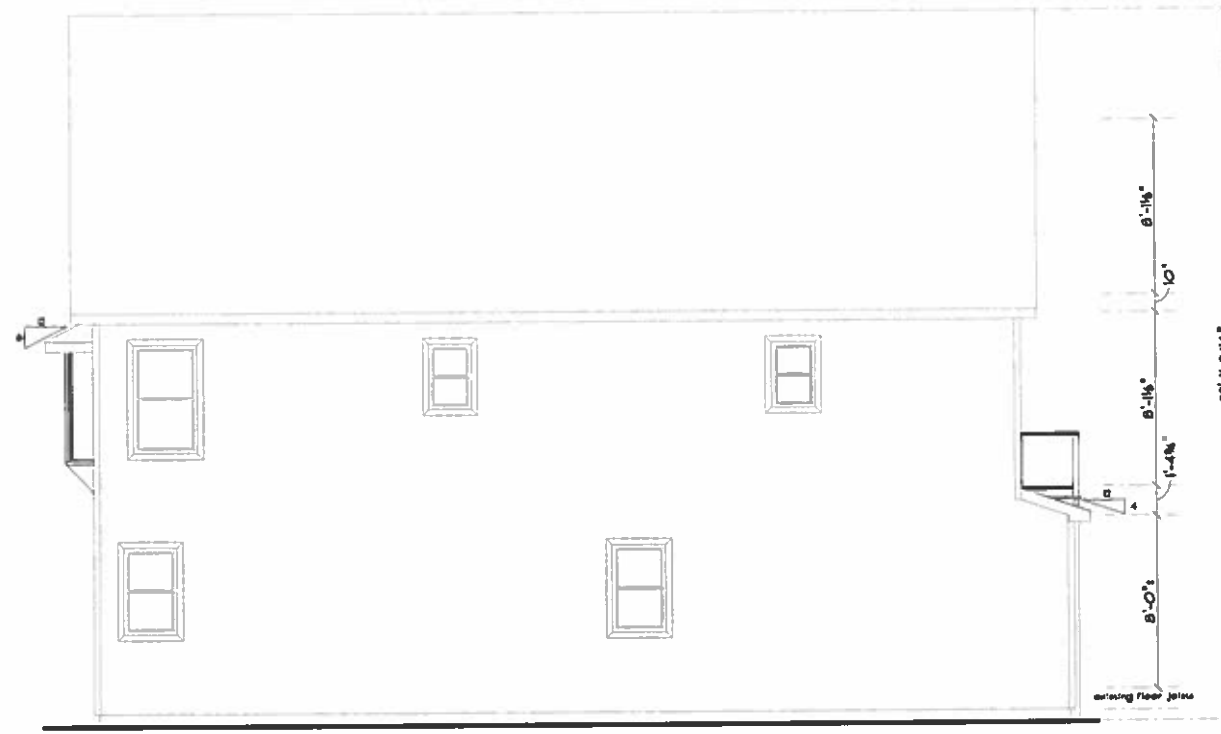
Straightline Home Design
 P.O. Box 42 Marshall, MI, 49068 JFam19@gmail.com
 (269) 786-7574 Fax (269) 786-0323

Wednesday, April 17, 2019
 Scale: 1/4" = 1'-0"

Sheet:
PG-1



ROAD ELEVATION



RIGHT ELEVATION



LEFT ELEVATION



LAKE ELEVATION

12" Eave Overhangs
 12" Gable Overhangs
 12" Heel on 10/12 pitch

Preliminary set for pricing 4/17/19

Hoyes Residence

Straightline Home Design
 P.O. Box 42 Marshall, MI, 49068 J.Famiglietti.com
 (269) 788-7574 Fax (269) 788-0323

Wednesday, April 17, 2019
 Scale: 1/4" = 1'-0"

Sheet:
PG-2



Lakeside



NW
Corner

NE
Corner





Rear
↓
SE Corner
SW



SE
Corner

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BALL, JOHN & LINDA	HOYES BRADLEY & KRISTIN	360,000	11/29/2018	WD	ARMS-LENGTH	2018R-032405	BUYER	100.0
WARNER, DONALD & PAMLA		185,000	06/21/1996	WD	ARMS-LENGTH	2074-0190	BUYER	100.0
		166,200	07/08/1994	WD	ARMS-LENGTH	18470136	BUYER	0.0

Property Address	Class: 401 RESIDENTIAL-IM	Zoning: LRR	Building Permit(s)	Date	Number	Status			
5508 WILDWOOD	School: HOWELL								
	P.R.E. 100% 11/30/2018								
Owner's Name/Address	MAP #: V19-24								
HOYES BRADLEY & KRISTIN 5508 WILDWOOD HOWELL MI 48843	2020 Est TCV Tentative								
	X Improved	Vacant	Land Value Estimates for Land Table 4301.WEST LAKE CHEMUNG						
	Public Improvements		* Factors *						
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
	X		A LV WEST	50.00	147.00	1.0000	1.0000	2000 100	100,000
	X		50 Actual Front Feet, 0.17 Total Acres					Total Est. Land Value =	100,000
Tax Description	X	Dirt Road							
SEC. 10 T2N, R5E, GLEN ECHO LOT 138	X	Gravel Road							
Comments/Influences		Paved Road							
		Storm Sewer							
		Sidewalk							
		Water							
		Sewer							
		Electric							
		Gas							
		Curb							
		Street Lights							
		Standard Utilities							
		Underground Utils.							
		Topography of Site							
		Level							
		Rolling							
		Low							
		High							
		Landscaped							
		Swamp							
		Wooded							
		Pond							
		Waterfront							
		Ravine							
		Wetland							
		Flood Plain							
	X	REFUSE	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	Who	When	What	2020	Tentative	Tentative	Tentative		Tentative
	CG	05/26/2016	REVIEWED R	2019	50,000	58,400	108,400		108,400S
				2018	50,000	30,800	80,800		59,273C
				2017	47,500	31,000	78,500		58,054C

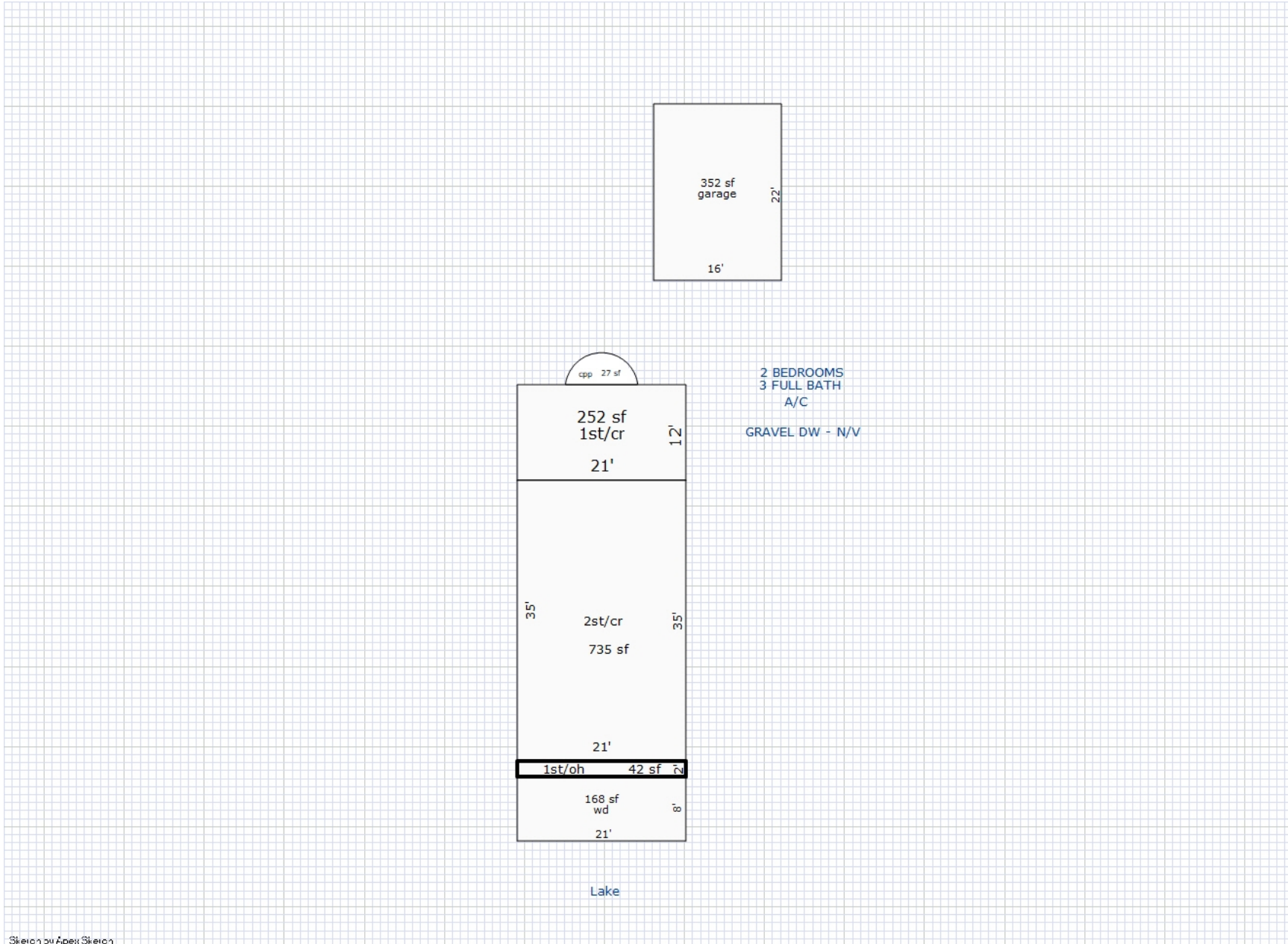


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 27 168	Type CPP Pine	Year Built: Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 352 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
X	Wood Frame		(4) Interior Drywall Paneled Plaster Wood T&G		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace X Forced Heat & Cool Heat Pump No Heating/Cooling													
Building Style: CD		Trim & Decoration Ex X Ord Min		Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family CD (11) Heating System: Forced Heat & Cool Ground Area = 987 SF Floor Area = 1764 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60			Class: CD Effec. Age: 40 Floor Area: 1,764 Total Base New : 194,693 Total Depr Cost: 116,817 Estimated T.C.V: 116,817			E.C.F. X 1.000		Bsmnt Garage: Carport Area: Roof:			
Yr Built 1940	Remodeled 2015	Size of Closets Lg X Ord Small		(12) Electric 0 Amps Service			No./Qual. of Fixtures Ex. X Ord. Min			Building Areas			Cls CD		Blt 1940			
Condition: Good		Doors: Solid X H.C.		No. of Elec. Outlets Many X Ave. Few			(13) Plumbing			Stories Exterior Foundation 2 Story Siding Crawl Space 1 Story Siding Crawl Space 1 Story Siding Overhang			Size 735 252 42		Cost New 158,154		Depr. Cost 94,893	
Room List		(5) Floors Kitchen: Other: Other:		(14) Water/Sewer			Other Additions/Adjustments Plumbing 3 Fixture Bath Porches Deck Garages Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost Water/Sewer Public Sewer Water Well, 200 Feet Fireplaces Exterior 1 Story			Total: 2 27 168 352 1 1 1			6,296 590 2,350 13,105 1,082 8,461 4,655		3,778 354 1,410 7,863 649 5,077 2,793			
(1) Exterior		(6) Ceilings		Average Fixture(s) 3 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Notes: ECF (4301 W. LK CHEMUNG NON LK FRONT) 1.000 => TCV:			Totals: 194,693		116,817						
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation Basement: 0 S.F. Crawl: 987 S.F. Slab: 0 S.F. Height to Joists: 0.0		Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic														
(2) Windows		(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Lump Sum Items:														
X	Many Avg. Few	X	Large Avg. Small	(9) Basement Finish Recreation SF Living SF Walkout Doors No Floor SF														
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:																
(3) Roof		Gable Hip Flat		Gambrel Mansard Shed														
X Asphalt Shingle		Chimney: Brick																

*** Information herein deemed reliable but not guaranteed***



Sketch by Apex Sketch

*** Information herein deemed reliable but not guaranteed***

**GENOA CHARTER TOWNSHIP
ZONING BOARD OF APPEALS
MAY 21, 2019 - 6:30 PM**

MINUTES

Call to Order: Vice-Chairperson McCreary called the regular meeting of the Zoning Board of Appeals to order at 6:31 pm at the Genoa Charter Township Hall. The members and staff of the Zoning Board of Appeals were present as follows: Marianne McCreary, Bill Rockwell, Greg Rassel, Michelle Kreutzberg, and Amy Ruthig, Zoning Official. Absent was Jean Ledford.

Pledge of Allegiance: The Pledge of Allegiance was recited.

Election of Officers:

Moved by Board Member Rockwell, seconded by Board Member McCreary, to nominate Greg Rassel as Chairman. **The motion carried unanimously.**

Moved Board Member Rassel, seconded by Board Member Rockwell to nominate Board Member McCreary as Vice-Chairperson. **The motion carried unanimously.**

Introduction: The members of the Board introduced themselves.

Approval of the Agenda:

Chairman Rassel noted that Case #19-15 and #19-19 were requested by the applicants to be tabled until the June 18, 2019 ZBA meeting.

Moved by Board Member McCreary, seconded by Board Member Rockwell, to approve the agenda as amended. **The motion carried unanimously.**

Call to the Public:

The call to the public was made at 6:34 pm with no response.

Chairman Rassel outlined the criteria needed for granting a variance.

1. 19-18... A request by Gerald Shipley, 1320 Chilson Road, for a side yard variance to construct an addition to an existing home.

Mr. Shipley was present. He is hoping to add onto his existing house to add a bathroom and a special shower for his wife. The addition would be in the rear of the home and allow his wife to look out at the woods. He cannot put the addition on either side of the home because there is no room. Also, the well is in the front of the home. The septic field is in the rear of the home, and to the south. The addition will not encroach any further into the side yard setback than the existing home.

The call to the public was made at 6:41 pm with no response.

Moved by Board Member McCreary, seconded by Board Member Rockwell, to approve Case #19-18 for 1320 Chilson Road for side yard variance of 13 feet from the required setback of 30 feet for a side yard setback of 17 feet to construct an addition to an existing home, based on the following findings of fact:

- The current footprint of the existing home will not be extended more than it currently exists today.
- The size of the lot is non-conforming and smaller than the required one acre minimum.
- Granting this variance will grant substantial justice to the applicant that other properties receive the benefit of.
- Granting this variance will allow the same preservation and enjoyment of the property that others possess in properties in the vicinity.
- The extraordinary circumstances are the non-conforming size of the lot and the location of the septic field. The need for the variance is not self-created.
- The granting of this variance will not impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion in public streets, or increase the danger of fire or endanger the public safety, comfort, morals or welfare of the inhabitants of the Genoa Township.
- The proposed variance would not have any impact on the appropriate development, continued use, or value of adjacent properties and the surrounding neighborhood.

This approval is conditioned upon the following:

1. The structure must be guttered with downspouts.

The motion carried unanimously.

2. 19-20... A request by Danny and Vicki Brady, 1076 Sunrise Park Drive, for a front yard variance to demolish an existing home and construct a new home.

Mr. and Mrs. Brady were present. Mr. Brady stated the placement of the existing well does not allow them to meet the front yard setback. The proposed home will be within the same footprint of where the existing home currently sits.

The call to the public was made at 6:48 pm with no response.
Two letters of support.

Moved by Board Member Rockwell, seconded by Board Member Kreuzberg to approved Case #19-20 for 1076 Sunrise Park Drive for Danny and Vicki Brady for a front yard variance of five feet from the required front yard setback of 35 feet for a front yard setback of 30 feet to demolish an existing home and construct a new home, based on the following findings of fact:

- Strict compliance with the front yard setback would prevent the applicant from constructing the single family home as proposed. Granting this variance would offer substantial justice to the applicant due to other homes in the immediate vicinity have similar non-conforming front yard setbacks and is necessary for the preservation and enjoyment of a substantial property right similar to that possessed by other properties in the same zoning district and vicinity of the property.
- The exceptional or extraordinary condition of the property is the Livingston County Environmental health department's setback from the existing well. The need for the variance is not self-created and would make it consistent with other properties in the vicinity.
- The granting of this variance will not impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion in public streets, or increase the danger of fire or endanger the public safety, comfort, morals or welfare of the inhabitants of the Township of Genoa.
- The proposed variance would have little or no impact on the appropriated development, continued use, or value of adjacent properties and the surrounding neighborhood.

This approval is conditioned upon the following:

1. The structure must be guttered with downspouts.
2. Dust control measures shall be taken during the demolition of the existing home.

The motion carried unanimously.

3. 19-21... A request by Lawrence and Lorraine Persh, 2157 Webster Park Drive, for a front yard variance to demolish an existing home and construct a new home.

Mr. and Mrs. Persh were present. They are requesting a front yard variance of 20 feet. They will be building the home within the footprint of the existing home, but it will actually be smaller. The front yard setback will be the same as the current home. Board Member McCreary noted that a sketch drawing was presented and not an engineer's survey. Ms. Persh stated a survey has been requested, but has not been completed. Mr. Persh reiterated that the new home will be within the footprint of the existing home.

The call to the public was made at 7:01 pm with no response.

Moved by Board Member McCreary, seconded by Board Member Rockwell, to approve Case #19-21 for 2157 Webster Park Drive for Lawrence and Lorraine Persh for a 20 foot front-yard variance from the required 35 foot setback for a setback of 15 feet to demolish an existing home and build a new one. It should be noted that the application presented at tonight's meeting says the setback will be 20 feet, but it should say 15 feet. The application in the file is correct, showing 15 feet. This approval is based on the following findings of fact:

- The variance request meets all standards of Section 25.05.03 of the Zoning Ordinance.
- Strict compliance with the front yard setback would unreasonably prevent the use of the property without the requested variance. It would provide substantial justice to the applicant that is necessary and similar to other properties in the same zoning district and vicinity.
- The extraordinary circumstances are the location of the new proposed septic and well, the shallow and narrow dimensions of the property and the setback requirements necessary to comply with health department requirements for the construction of the new home.
- The need for the variance is not self-created.
- Granting this variance will make it consistent with many of the homes in the vicinity.
- Granting the variance will not impair an adequate supply of light and air to adjacent property, will not unreasonably increase congestion in public streets, will not endanger the public safety in the event of fire, nor endanger the comfort, morals or welfare of the inhabitants of the Township of Genoa.
- The proposed variance would have any impact on the appropriate development, continued use, or value of adjacent properties and the surrounding
- Neighborhood.

This approval is conditioned upon the following:

1. Structure must be guttered with downspouts.

2. Review and approval by the Genoa Charter Township staff of a submitted site plan approval showing the civil engineer's survey of the property denoting the requested setbacks in relationship to the proposed new home and lot setbacks and corners.
3. Dust control measures shall be taken during the demolition of the existing home.
The motion carried unanimously.

6. 19-22... A request by John and Wendy Myers, 6505 Forest Beach Drive, for a variance to construct a detached accessory structure in the front yard.

Mr. and Mrs. Myers were present. They apologized for the area not being staked. They had a family emergency and were out of town for nine days. They are requesting to build a 12x16 shed in their front yard. They live on a lake and are zoned low density residential. They want to place the structure in the front yard so that it does not obstruct the neighbors view of the lake, it would be easier to use, would have the least impact on the surrounding neighbors and general public and will not negatively affect neighbors. They added that most neighbors have detached structures in the front yard in their neighborhood.

Board Member McCreary questioned the proposed location of the shed and how it is close to the slope toward the neighbor's property. Mr. Myers noted that the shed would be placed further away from the property line than what is shown on the plan. There was a brief discussion regarding postponing this item so the property can be staked and viewed by the Board Members.

The call to the public was made at 7:16 pm.

Mr. Doug Milne of 6501 Forest Beach Drive lives next door to the applicant. He is not concerned about the shed being too close to his property. He noted that the plans say "Living Area" and he wants to ensure that the building will not be used as living space and will only be used as storage.

The call to the public was closed at 7:17 pm.

Board Member Kreutzberg questioned also questioned the "Living Area" note on the plans. The applicant confirmed that it will be used for storage. They will make the change on the drawing.

Moved by Board Member McCreary, seconded by Board Member Rockwell, to table Case #19-22 for 6505 Forest Beach Drive until the next scheduled Zoning Board Of Appeals meeting of June 18, 2019 for the purpose of clarifying specifically where the shed will be placed, to mark the location where the shed will be located, and identify the shed on the drawing. **The motion carried unanimously.**

Administrative Business:

1. Approval of the minutes for the April 16, 2019 Zoning Board of Appeals Meeting.

Board Member McCreary noted an addition that is needed.

Moved by Board Member McCreary, seconded by Board Member Rockwell, to approve the April 16, 2019 Zoning Board of Appeals Meeting minutes as amended. **The motion carried unanimously.**

2. Correspondence – Ms. Ruthig stated that Board Member Tengal resigned from the Board and Ms. Kreutzberg is now a full-time member. They are looking for another alternate.
3. Township Board Representative Report - Board Member Ledford was not present this evening.
4. Planning Commission Representative Report – Board Member McCreary provided a review of the Planning Commission meeting held on May 13, 2019.
5. Zoning Official Report – Ms. Ruthig provided summaries of two variance requests that will be coming before the Board.
6. Member Discussion - There were no items discussed this evening.
7. Adjournment

Moved by Board Member McCreary, seconded by Board Member Rockwell, to adjourn the meeting at 7:30 pm. **The motion carried unanimously.**

Respectfully submitted:

Patty Thomas, Recording Secretary